

IN RE: DEVELOPMENT PLAN HEARING and \* BEFORE THE  
PETITION FOR VARIANCE - Sweet Air  
Road and Hampshire Knob Drive \* DEPUTY ZONING COMMISSIONER  
(Blockbuster Video Store)  
10th Election District \* OF BALTIMORE COUNTY  
6th Councilmanic District \* Case Nos. X-318 & 95-97-A  
Grahamp Limited Partnership Trustees - Owner  
and Blockbuster Video Store - Developer  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Hearing Officer for consideration of a development plan prepared by STV Group, Inc. for the proposed development of the subject property by its Owner, Grahamp Limited Partnership Trustees, by Paul Hampshire, General Partner, and the Contract Purchaser, Four Corners Entertainment, by T. Brien Haigley, President, with a Blockbuster Video Store, in accordance with the development plan submitted into evidence and marked as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer filed a Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 259.3(C)(7), Subsections (A) and (C) to permit a building-mounted sign of 18 sq.ft. (6'3" x 3'1") in lieu of the maximum permitted 8 sq.ft. and to allow a ground-mounted sign to be illuminated; from Section 259.3(C)(2)(A) to permit a front yard setback of 87 feet in lieu of the required 40 feet; and from Section 259.3(C)(3)(A) to permit landscaping of the front, side and rear setback areas as depicted on the landscape plan submitted into evidence as Developer's Exhibit 2 and Petitioner's Exhibit 3 in lieu of the required entire front, side and rear setback areas. The subject property and relief requested are more particularly described on the development plan and site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibits 3 and 4, respectively.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Appearing at the public hearing on behalf of the Owner/Developer were William P. Monk, Land Planning and Zoning Consultant, Brian Haigley for Blockbuster Video Store, Mickey Cornelius, an expert Traffic Engineer with The Traffic Group, and Jonathan McGowan and Deborah Wood with STV Group, Inc. The Owner/Developer was represented by Robert A. Hoffman, Esquire. Numerous representatives of the various Baltimore County agencies who reviewed the plan and submitted development plan comments attended the hearing. In addition, several residents from the surrounding community appeared as interested parties.

At the outset of the hearing, it was made clear that this Developer has gone to great lengths to meet with surrounding community members and has taken into consideration the concerns raised by them as to the proposed development prior to the hearing held before me on October 28, 1994. The property which is the subject of this matter consists of a gross area of 5.59 acres, split zoned B.L.-C.R. and R.C.5 and is presently unimproved. The Owner/Developer seeks to improve the site with a retail/office building containing 8800 sq.ft., including a Blockbuster Video Store. It should be noted that the Developer has concentrated all improvements to the property in the southernmost corner of the site closest to the intersection of Sweet Air Road and Hampshire Knob Drive and has left the remainder of the property in its unimproved, natural state.

As to the history of this project, the concept plan conference for this development was conducted on April 18, 1994. As required, a community input meeting was held at the Carroll Manor Elementary School on June 23, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on October 12, 1994. Following the submission of that plan, development plan comments were submitted by the appro-

priate agencies of Baltimore County and a revised development plan incorporating these comments and bearing a revision date of October 17, 1994 was submitted at the hearing held before me on October 28, 1994.

At the preliminary stage of the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. On behalf of the Developer, Mr. Hoffman identified several issues which needed to be addressed. The first issue raised involved the Office of Planning and Zoning's recommendation to move the proposed retail office building closer to Sweet Air Road and relocating the parking area from in front of the Blockbuster Video Store to the rear of the store. Testimony offered revealed that the Developer is opposed to relocating parking to the rear of the store due to the unusual shape and topography of the land. Those members of the community who were in attendance testified that parking should be provided in front of and to the side of the subject store and that they preferred the locations of the building and parking as shown on Developer's Exhibit 1.

A second issue raised concerned the Department of Public Works' request for additional sidewalks. The residents in attendance stated that they would like to see sidewalks installed along Sweet Air Road; however, they believe that sidewalks along Hampshire Knob Drive are inappropriate.

The last issue raised concerned the installation of street lights along Hampshire Knob Drive also recommended by the Department by Public Works. The residents in attendance at the hearing indicated they are opposed to any further illumination of Hampshire Knob Drive since this road leads to their residential community. The residents are opposed to additional street lighting in this area, believing that this will detract from the residential and rural character of their community.

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By

As these three issues remained unresolved at the hearing, it became necessary to take testimony regarding same.

As to the issued concerning the location of the Blockbuster Video Store and related parking area, Mr. Irv McDaniel of the Office of Planning and Zoning testified. Mr. McDaniel deferred to Ms. Lynn Lanham, also a representative of the Office of Planning and Zoning who testified in detail concerning the proposed location of the store and related parking. Ms. Lanham testified that it was her agency's position that the Blockbuster Video Store should be located closer to Sweet Air Road in order to maintain consistency with the other commercial businesses along this route who have closer setbacks to that roadway than the proposed store.

Testimony received from the community members in attendance was that they prefer the setback proposed by the Developer as set forth on Developer's Exhibit 1. They do not want parking to the rear of the store in that they believe said parking would infringe upon their residential neighborhood. They believe that the building itself provides a buffer for their community from vehicular traffic, headlights, and any noise that might be generated by traffic to and from the site. They are very much opposed to relocating the parking to the rear of the store in order to move the building closer to Sweet Air Road.

On behalf of the Developer, Mr. William Monk testified concerning relocating the subject building and accessory parking area closer to Sweet Air Road. Mr. Monk stated that the manner in which the proposed development has been laid out is the best possible design, considering the use proposed for this building. He testified that customers of the Blockbuster Video Stores typically wish to park directly in front of the store for easy access. Furthermore, in negotiating the development of this site



with the community, it was their preference that the site be laid out in the fashion set forth on Developer's Exhibit 1 to buffer the effects of this commercial operation from their neighborhood.

Given all the testimony offered on the issue of relocating the proposed building and related parking, I have determined that the design depicted on Developer's Exhibit 1 is the most practical. I will therefore not require its relocation and the plan as submitted should be approved.

The next issue concerned sidewalks along Sweet Air Road and Hampshire Knob Drive. Offering testimony on this issue again were Irv McDaniel and Lynn Lanham of the Office of Planning and Zoning. They testified that their office supports sidewalks along both roads, citing pedestrian safety as the necessity for same. They believe that some residents of the surrounding community may wish to walk to the Blockbuster Video Store and would therefore need sidewalk access. Thus, they believe that sidewalks are necessary along both roads.

Testimony on this issue was offered by those residents of the surrounding community who attended the hearing. The majority of the residents indicated that they would like sidewalks on Sweet Air Road, only. They do not want sidewalks on Hampshire Knob Drive, citing, again, that sidewalks would tend to promote additional development and would detract from the rural character of their neighborhood. Therefore, they asked that sidewalks only be installed along Sweet Air Road. Testimony in this respect was offered by Mitchell Daly, Secretary of the Greater Jacksonville Association, Barbara Rusinko, a nearby resident, and T. Ray McCurdy, a fellow member of the Bar, and a resident and spokesman for the community.

After considering the testimony and evidence offered on the issue of sidewalks, I have determined that sidewalks should be installed along

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Date

By

Sweet Air Road, but are not necessary along Hampshire Knob Drive. Therefore, the Developer shall only be required to install sidewalks on Sweet Air Road.

The last issue raised concerned the installation of additional street lights along Hampshire Knob Drive. The community members in attendance testified that the corner of Hampshire Knob Drive and Sweet Air Road is currently adequately illuminated by street lights. They argued, again, that additional street lighting would detract from the rural character of their neighborhood and promote urbanization. Although the community was adamantly opposed to additional street lights along Hampshire Knob Drive, they support the lighting of the parking area around the Blockbuster Video Store for safety and security. It was also agreed by the Developer that all lighting associated with the Blockbuster Video Store and related parking would be extinguished between the hours of 1:00 AM and 7:00 AM daily.

Mr. Dave Snook, a representative of the Department of Public Works, testified concerning the street lighting issue. Mr. Snook testified that his agency is of the opinion that street lighting as required by the Development Manual should be installed on both Sweet Air Road and Hampshire Knob Drive and he cited pedestrian and traffic safety as reasons for the need for additional street lighting.


After considering all of the testimony and evidence offered by the citizens as well as the representative of the Department of Public Works on this issue, I believe that street lights should not be installed along Hampshire Knob Drive. In my opinion, the testimony offered by the residents demonstrated that the intersection of Sweet Air Road and Hampshire Knob Drive is properly illuminated at this time. Therefore, I shall not require the Developer to provide additional street lighting along Hamp-

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 259.3(C)(7), Subsections (A) and (C) to permit a building-mounted sign of 18 sq.ft. (6'3" x 3'1") in lieu of the maximum permitted 8 sq.ft. and to allow a ground-mounted sign to be illuminated; from Section 259.3(C)(2)(A) to permit a front yard setback of 87 feet in lieu of the required 40 feet; and from Section 259.3(C)(3)(A) to permit landscaping of the front, side and rear setback areas as depicted on the landscape plan submitted into evidence as Developer's Exhibit 2 and Petitioner's Exhibit 3 in lieu of the required entire front, side and rear setback areas, be and is hereby GRANTED, subject to the following restrictions:

- 1) All lighting associated with the operation of the Blockbuster Video Store and related signage shall be extinguished between the hours of 1:00 AM and 7:00 AM daily.
- 2) The Owner/Developer shall be required to install sidewalks along Sweet Air Road, only.
- 3) The landscape plan submitted into evidence as Developer's Exhibit 3 and Petitioner's Exhibit 2 has been approved as the official landscape plan for this site and all landscaping shall be in accordance with same.
- 4) The Developer shall not install any additional street lights along Hamshire Knob Drive.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Hearing Officer  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

November 14, 1994

(410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE  
Sweet Air Road and Hampshire Knob Drive  
(Blockbuster Video Store)  
10th Election District - 6th Councilmanic District  
Grahamp Ltd. Partnership Trustees - Owner,  
and Blockbuster Video Store - Developer  
Case Nos. X-318 & 95-97-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Brien Haigley, Greater Jacksonville Association, Inc.,  
P.O. Box 126, Phoenix, Md. 21131

Ms. Barbara Rusinko, 3614 Hampshire Glen Court, Phoenix, Md. 21131

Mr. Mitchell A. Daly, Jr., 13807 Ansari Lane, Baldwin, Md. 21013

Dave Flowers, Project Manager - ZADM; People's Counsel; Case File

WICORP-11-14-94



88



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3420-3438 Sweet Air Road

which is presently zoned BL-CR & R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from the following:

VARIANCE: A) SECTION 259.3(C)(7)(A) TO PERMIT 32 SQ. FT. (8' X 4') OF SURFACE AREA FOR BUILDING MOUNTED SIGN IN LIEU OF THE MAXIMUM ALLOWABLE 8 SQ. FT., B) SECTION 259.3(C)(2)(A) TO PERMIT A FRONT YARD SETBACK OF 87 FEET IN LIEU OF THE MAXIMUM ALLOWABLE 40 FEET, C) SECTION 259.3(C)(7)(C) TO ALLOW A GROUND MOUNTED SIGN TO BE ILLUMINATED, D) SECTION 259.3(C)(3)(A) TO PERMIT LANDSCAPING BY LANDSCAPE ARCHITECT OF FRONT, SIDE AND REAR SETBACKS IN AREAS PROVIDED ON PLAN IN LIEU OF ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACK AREAS.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Four Corners Entertainment/T. Brien Haigley Pres. Grahamp Limited Partnership

(Type or Print Name)

Signature

5 Dellwood Court

Address

Cockeysville, MD 21030

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2116 Albert Rill Road

Address

Phone No.

Hampstead, MD 21074

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

William Monk, Inc.

Name

222 Bosley Ave., Suite B-7 494-8931

Address TOWSON, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ THEN \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

DATE

9/6/94

ORDER RECEIVED FOR FILING

Date

By



**WILLIAM MONK, INC.**

95-97-A

**LAND USE PLANNING • LANDSCAPE DESIGN**

- VARIANCE A:** SECTION 259.3(C)(7)(A) TO PERMIT 32 SQ. FT. (8' X 4') OF SURFACE AREA FOR BUILDING MOUNTED SIGN IN LIEU OF THE MAXIMUM ALLOWABLE 8 SQ. FT.: THE BUILDING IS SET BACK OVER 100 FEET FROM SWEET AIR ROAD. THIS DISTANCE COUPLED WITH THE BERM AND EXTENSIVE TREE PLANTING BETWEEN THE BUILDING AND STREET NECESSITATES A SLIGHTLY LARGER SIGN.
- VARIANCE B:** SECTION 259.3(C)(2)(A) TO PERMIT A FRONT YARD SETBACK OF 87 FEET IN LIEU OF THE MAXIMUM ALLOWABLE 40 FEET: TOPOGRAPHICAL CONSTRAINTS (IN LOCATING THE PARKING BEHIND THE RETAIL STORE) AND THE NEED TO ORIENT THE BUILDING TOWARDS SWEET AIR ROAD WITH PARKING IN FRONT OF THE STORE, REQUIRES THAT THE BUILDING BE LOCATED FURTHER BACK ON THE SITE. IT WOULD PROVE TO BE IMPRACTICAL FOR THE CUSTOMERS TO PARK BEHIND THE BUILDING AND WALK AROUND THE BUILDING AND UP AN INCLINE TO ENTER THE STORE.
- VARIANCE C:** SECTION 259.3(C)(7)(C) TO ALLOW A GROUND MOUNTED SIGN TO BE ILLUMINATED: DUE TO LIMITED STREET LIGHTING IN THE AREA AND THE SMALL BUSINESS IDENTIFICATION SIGN (25 SQ. FT.), THE SIGN NEEDS TO BE ILLUMINATED TO PROVIDE ADEQUATE VISUAL ORIENTATION FOR MOTORISTS TRAVELING ALONG SWEET AIR ROAD.
- VARIANCE D:** SECTION 259.3(C)(3)(A) TO PERMIT LANDSCAPING BY LANDSCAPE ARCHITECT OF FRONT, SIDE AND REAR SETBACKS IN AREAS PROVIDED ON PLAN IN LIEU OF ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACK AREAS: IT WOULD PROVE TO BE BOTH AN ECONOMIC HARDSHIP AND AN UNNECESSARY BURDEN TO LANDSCAPE ALL OF THE SETBACK AREAS. THE CONCEPTUAL LANDSCAPE PLAN PROVIDES SIGNIFICANT LANDSCAPING AND SCREENING FROM THE ADJACENT RESIDENTIAL PROPERTIES WHICH IN COMBINATION WITH THE EXISTING ON-SITE TREES AND PERIMETER TREES, ADEQUATELY MEETS THE SPIRIT AND INTENT OF THE LEGISLATION.

WPM27

MICROFILMED



**STV Group**

*engineers/architects/planners/scientists/construction managers*

88

95-97-A

*STV/Seelye Stevenson Value & Knecht*

*STV/Sanders & Thomas*

*STV/Lyon Associates*

*STV Environmental*

*STV Architects*

**ZONING DESCRIPTION FOR  
BLOCKBUSTER VIDEO  
NORTHEAST CORNER OF SWEET AIR ROAD  
AND HAMPSHIRE KNOB DRIVE  
JACKSONVILLE, 10TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND.**

BEGINNING at a point on the northeasterly side of Sweet Air Road, Maryland Route No. 145 (80 feet wide), distant North 30°37'24" West 40.00 feet from the centerline of Hampshire Knob Drive (50 feet wide), thence running along the northeasterly side of said Sweet Air Road the two following courses and distances,

1. North 30°37'24" West 98.00 feet to a point, thence by a curve to the left having,
2. A radius of 4,040.00 feet, an arc length of 167.84 feet, said curve being subtended by a chord bearing North 31°48'49" West 167.83 feet to a point, thence leaving Sweet Air Road and running,
3. North 26°15'56" East 519.96 feet to a point, thence,
4. South 56°54'53" East 455.37 feet to a point, to intersect the northwesterly side of the aforesaid Hampshire Knob Drive, thence along same, the five following courses and distances; by a curve to the right having,
5. A radius of 475.00 feet, an arc length of 95.31 feet, said curve being subtended by a chord bearing South 37°22'42" West 95.15 feet to a point, thence,
6. South 43°07'36" West 370.72 feet to a point, thence by a curve to the right having,
7. A radius of 430.00 feet, an arc length of 121.95 feet, said curve being subtended by a chord bearing South 51°15'06" West 121.55 feet to a point, thence,
8. South 59°22'36" West 54.28 feet to a point, thence,
9. North 75°37'24" West 21.21 feet to the point of beginning, as recorded in Deed Liber S.M. No. 7894, folio 184, et seq.

CONTAINING 218,653 square feet or 5.0196 acres of land, more or less. Also known as Nos. 3420-3438 Sweet Air Road, and/or, Nos. 14300-14350 Hampshire Knob Drive, and located in the 10th Election District.

*Mark A. Riddle*

STV GROUP

Mark A. Riddle

MD Professional Land Surveyor No. 10899



August 26, 1994

**MICROFILMED**

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

95-97-A

District 10th Date of Posting 9/23/94  
Posted for: Variance  
Petitioner: Brahme Limited Partnership & Blockbuster  
Location of property: 3420 - 3438 5th Ave Rd, N/E  
Location of Signs: Facing road way on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 9/30/94  
Signature  
Number of Signs: 2

MICROFILMED



2

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Town, Maryland

District 10th Date of Posting 9/23/94

Posted for: Heoring

Petitioner: Blockbuster Video

Location of property: N/S Hampshire Rd. & N/S Sweet Air Rd

Location of Signs: Facing roadway on property regarding hearing

Remarks: \_\_\_\_\_

Posted by M. Haly Date of return: 9/30/94  
Signature

Number of Signs: 1



MICROFILMED



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21201

receipt

95-97-A

Account: R-001-6150

Date

9/6/94

Number

# 88

BY JLL

1 COMMERCIAL VARIANCE FILING CODE

020 = 250.00

1 SIGN POSTING

" "

030 = 35.00

TOTAL = 285.00

MICROFILMED

LOC 3420-3438 SWEET AIR RD.

PAID BY FOUR CROWN  
ENTERTAINMENT

~~OWNER~~  
OWNER GRAHAM LTD PARTNERSHIP

ADMINISTRATIVE

95-97-A

BA 001-290019-05-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 88

Petitioner: GRANAMP LTD PARTNERSHIP

Location: SWEET AIR ROAD @ HANNA'S KNOB DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM MONK INC

ADDRESS: 222 BOSLEY AVE

TOWSON, MD 21204

PHONE NUMBER: 494-8951

AJ:ggg

(Revised 04/09/93)

Item Number: 88  
Planner: JLL  
Date Filed: ✓

P E T I T I O N   P R O C E S S I N G   F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

         Need an attorney

✓ The following information is missing:

         Descriptions, including accurate beginning point  
         Actual address of property  
         Zoning  
         Acreage  
         Plats (need 12, only          submitted)  
         200 scale zoning map with property outlined  
         Election district  
         Councilmanic district  
         BCZR section information and/or wording  
         Hardship/practical difficulty information  
✓ Owner's signature (~~need minimum 1 original signature~~) and/or  
~~printed name and/or address and/or~~ telephone number  
         Contract purchaser's signature (need minimum 1 original  
signature) and/or printed name and/or address  
         Signature (need minimum 1 original signature) and/or  
printed name and/or title of person signing for legal  
owner/contract purchaser  
         Power of attorney or authorization for person signing for  
legal owner and/or contract purchaser  
         Attorney's signature (need minimum 1 original signature)  
and/or printed name and/or address and/or telephone number  
         Notary Public's section is incomplete and/or incorrect  
and/or commission has expired

✓ NO REVIEW INFO - BY WHO, WHEN,  
HEARING, DATE, ETC.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

9/23/94

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Name: BLOCKBUSTER Video Store

Project Number: X-318

Location: 3420 - 3438 Sweet Air Road

Sweet Air Road and Hampshire Knob Drive

Applicant(s): Blockbuster Video/Brien Hailgley

Acres: 5.59+/-

Proposal: 8,000 square foot video store

AND

CASE NUMBER: 95-97-A (Item 88)

3420-3438 Sweet Air Road

N/S Sweet Air Road, W/S Hampshire Know Drive

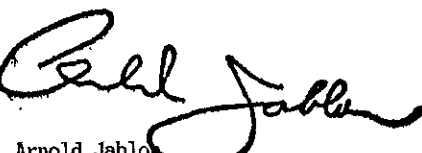
10th Election District - 6th Councilmanic

Legal Owner(s): Grahamp Limited Partnership

Contract Purchaser(s): Four Corners Entertainment

Variance to permit 32 square feet surface area for building mounted sign in lieu of the maximum allowable 8 square feet; to permit a front yard setback of 87 feet in lieu of the maximum allowable 40 feet; to allow a ground mounted sign to be illuminated; to permit landscaping by landscape architect of front, side, and rear setbacks in areas provided on plan in lieu of the entire required front, side, and rear setback areas.

HEARING: TUESDAY, OCTOBER 25, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

  
Arnold Jablon  
Director

MICROFILM



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 26, 1994

NOTICE OF REASSIGNMENT

DEVELOPMENT PLAN HEARING

Project Name: BLOCKBUSTER Video Store

Project Number: X-318

Location: 3420 - 3438 Sweet Air Road

Sweet Air Road and Hampshire Knob Drive

Applicant(s): Blockbuster Video/Brien Haigley

Acres: 5.59+/-

Proposal: 8,800 square foot video store

AND

CASE NUMBER: 95-97-A (Item 88)

3420-3438 Sweet Air Road

N/S Sweet Air Road, W/S Hampshire Know Drive

10th Election District - 6th Councilmanic

Legal Owner(s): Grahamp Limited Partnership

Contract Purchaser(s): Four Corners Entertainment

Variance to permit 32 square feet surface area for building mounted sign in lieu of the maximum allowable 8 square feet; to permit a front yard setback of 87 feet in lieu of the maximum allowable 40 feet; to allow a ground mounted sign to be illuminated; to permit landscaping by landscape architect of front, side, and rear setbacks in areas provided on plan in lieu of the entire required front, side, and rear setback areas.

HEARING: FRIDAY, OCTOBER 28, 1994 at 9:00 a.m. in Room 106, County Office Building, 400 Washington Avenue, Towson, MD 21204.

ARNOLD JABLON  
DIRECTOR

cc: William Monk, Inc.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Four Corners Entertainment  
5 Dellwood Court  
Cockeysville, Maryland

SEP. 28 1994

RE: Item No. 88, Case No. 95-97 A  
Petitioner: Grahamp Ltd. Partnership

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR:jaw

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 09/22/94

Arnold Tablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RECEIVED  
SEP 26 1994

ZADM

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 88, 90, 94, 95, 97,  
98 AND 99.

SEP. 28 1994

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, NS-11017

cc: File



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:           Arnold Jablon, Director  
              Zoning Admin. & Development  
              Management Office

DATE: September 16, 1994

FROM:        Pat Keller, Director  
              Office of Planning & Zoning

SUBJECT:    Item Nos. 88 and 92

*92 for P.K.*

Please be advised that comments regarding the subject petitions will be submitted as part of the Development Plan Review Process.

PK:JL:lw  
MEMOD.EVR/PZONE/TXTLLF

*MICROFILMED*

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: *Sept. 19*

DATE: *9/22/94*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *90*

*95*

*96*

*97*

*98*

*99*

*88*

SEP. 28 1994

LS:sp

LETTY2/DEPRM/TXTSBP

*RECEIVED*

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director      DATE: September 26, 1994  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for September 26, 1994  
Item No. 88

The Developers Engineering Section has reviewed the subject zoning item. We support the variance request for the landscape buffering of the rear of the property due to the effective buffering of the existing vegetation.

The frontage along Sweet Air Road and Hampshire Knob Drive to the middle of the site is subject to all previously given landscape review comments.

RWB:sw

SEP 28 1994

11/1/94

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

October 4, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #88 - Blockbuster Video  
Sweet Air Rd. & Hampshire Knob Dr.  
Zoning Advisory Committee Meeting of September 19, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Development Plan Conference Comments for October 12, 1994 apply to this site.

JLP:LS:sp

BLOCKB/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

October 7, 1994

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 145  
Blockbuster Video  
Grahamp Limited  
Partnership  
Variance request  
Item # +88 (JLL)

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and offer the following:

In our previous review of the concept plan for the referenced development, we indicated that the proposed entrance location on MD 145 was not acceptable to the State Highway Administration, (SHA) due to inadequate sight distance to the west of the property caused by an existing off-site slope condition on the adjoining property. In addition, in keeping with normal SHA policy of limiting access onto State roadways whenever possible, we requested the county require that all access to this property be from Hampshire Knob Drive.

Our position was supported at both the concept plan conference and community input meeting by Baltimore County's Office of Planning. Recent conversations with the County's Office of Planning reveals that their position remains the same concerning the entrance location for this development.

In addition, we have had an opportunity to review a traffic input analysis submitted by the developer's engineer, and it has been determined that access to this property should be from Hampshire Knob Drive. If this entrance location is not supported by Baltimore County through the development review process, the entrance should be relocated to the east of the location indicated on the plan opposite the existing shopping center on the south side of MD 145. This location would significantly improve sight distance to the west of the entrance and increase left turn storage capacity for eastbound traffic entering the sight. Although the developer indicates that the existing off-site knoll located to the west of the property would be removed, this may create a maintenance problem for the SHA in the future.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

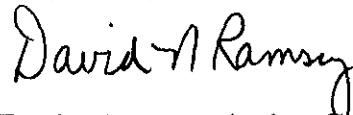
Ms. Julie Winiarski  
Page Two  
October 7, 1994

Therefore, we can not recommend approval of the variance request since the entrance location indicated on the plan is not consistent with our previous comments that access to this site be via Hampshire Knob Drive.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this plan.

Very truly yours,

A handwritten signature in cursive script that reads "David A. Ramsey".

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Darrell Wiles

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

October 12, 1994

Four Corners Entertainment  
5 Dellwood Court  
Cockeysville, Maryland 21030

Item 88, Case 95-97A  
Petitioner: Grahamp  
Limited Partnership

Dear Petitioners:

Enclosed are copies of comments received from SHA on October 07,  
1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at  
887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Watson".

Joyce Watson

Enclosure



RE: PETITION FOR VARIANCE	*	BEFORE THE
3420-3438 Sweet Air Road, N/S Sweet		
Air Road, W/S Hampshire Know Drive	*	ZONING COMMISSIONER
10th Election Dist., 6th Councilmanic		
	*	OF BALTIMORE COUNTY
Grahamp Limited Partnership		
Petitioners	*	CASE NO. 95-97-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite B-7, Towson, MD 21204, representative for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED



# WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

5096-94  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931  
FAX 410-494-9903

10/18/94  
To: File/JSU

FOR REF. ONLY.

FILE IN  
ZONING CASE FILE

October 17, 1994

Mr. Carl Richards  
Zoning Administration and Development Management  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Blockbuster Video

Dear Carl:

We are in receipt of your office's comments regarding our proposed development. After numerous meetings with your staff regarding the site plan and any variance implications, we will be proceeding to the hearing with the Zoning Commissioner on Friday, October 28, 1994 and will be seeking the four variances as so noted. As a point of clarification the building mounted sign will be reduced in size from four feet by eight feet to three feet one and three quarter inches by six feet three inches and this sign will not be lit. The monument sign located at the driveway entrance on Sweet Air Road will be ground lit.

Also attached is a rough calculations sheet delineating impervious and pervious areas within the parking lot in response to comment number two. The calculations indicate that 11% of the parking lot is pervious surface, in excess of the 7% requirement.

If you have any questions please do not hesitate to give me a contact me.

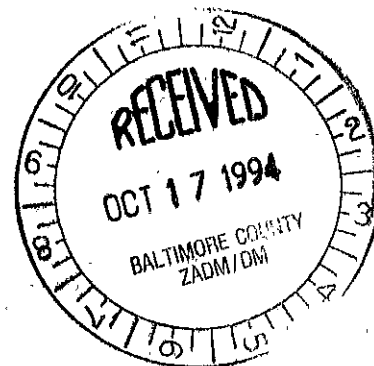
Cordially,

*William P. Monk / sam*

William P. Monk

wpm29

cc: Brien Haigley  
Tony Cortea



MICROFILMED

10:04:04  
SAM.

### D. IMPERVIOUS SURFACE

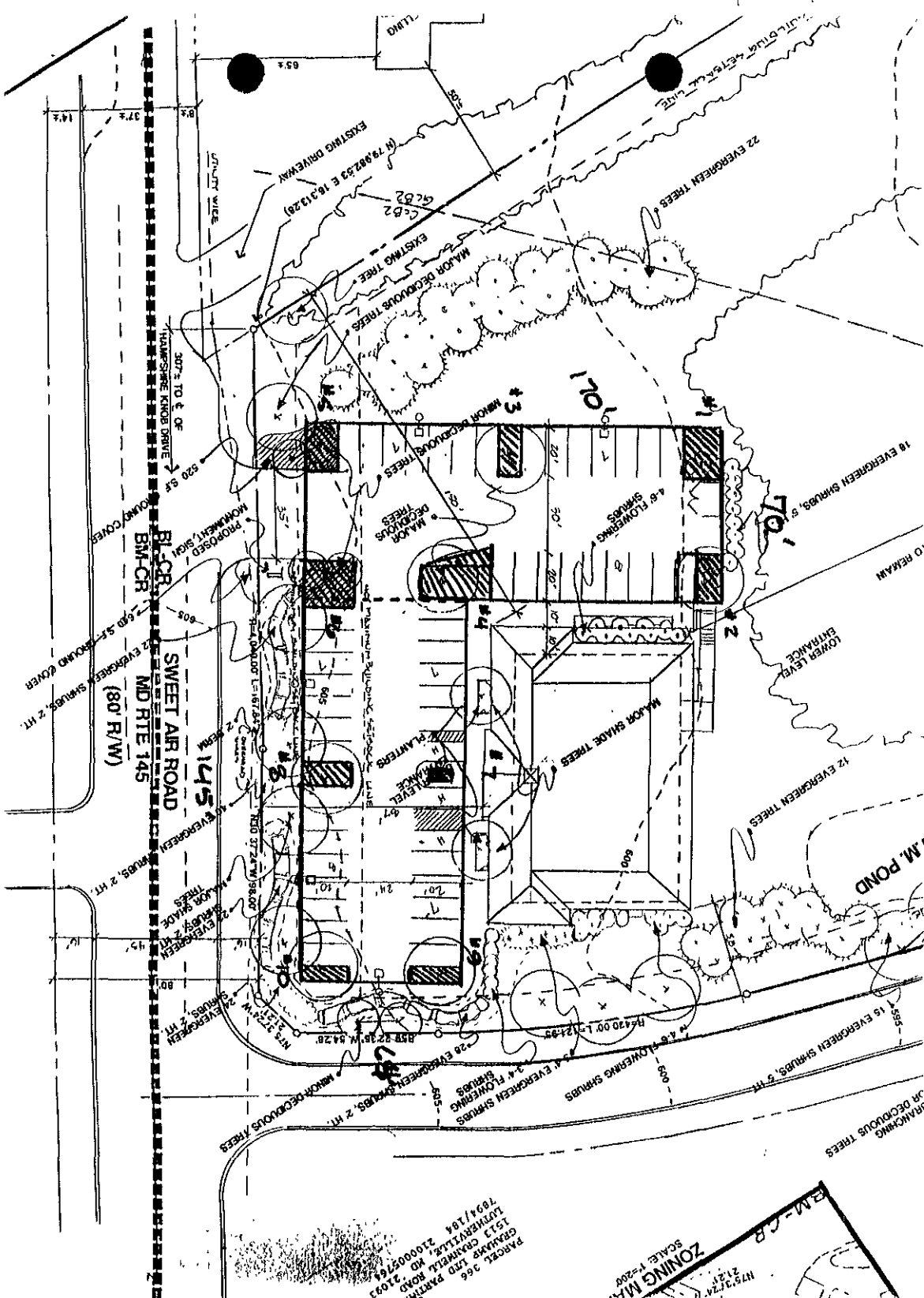
1. $20 \times 18 =$	360
2. $20 \times 10 =$	200
3. $20 \times 9 =$	180
4. $12 \times 28 =$	336
5. $18 \times 20 =$	360
6. $19 \times 20 =$	380
7. $5 \times 9 =$	45
8. $10 \times 20 =$	200
9. $20 \times 5 =$	100
10. $20 \times 5 =$	100
	<hr/>
	2,345
	中

B. PAPERING AREA  
TOTAL  
1.170 x 70 = 11,900  
2.145 x 64 = 9,280  
21,180 ft

$$\frac{C. 2,345}{2,180} = 11.1\%$$

11.1 > 7.0

10



#88

GUEN

This is Full Process.

FILED

BLOCK BUSTER

10-28-94

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES  
SIGN-IN SHEET

NAME

ADDRESS

ERVID MCDANIEL

OPZ

Lynn Lasham

OPZ

R. Bruce Seeley

DEPRM

DAVID SPOOK

DPW

Daniel Flamm

ZADAM



MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny Ave

Bill Monk

222 Busby Ave

Brien Haigley

5-A Dellwood Ct

Kerry Haigley

1835 Deveran Rd.

Nathan McGowan

207 E. Redwood St. 21202



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED

# Interested Persons

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

MITCHELL A. DALY, JR

13807 ANSARI LN BALDWIN 21013

WILLIAM W. LEAMAN

19 GREEN TREE DRIVE PHOENIX 21131

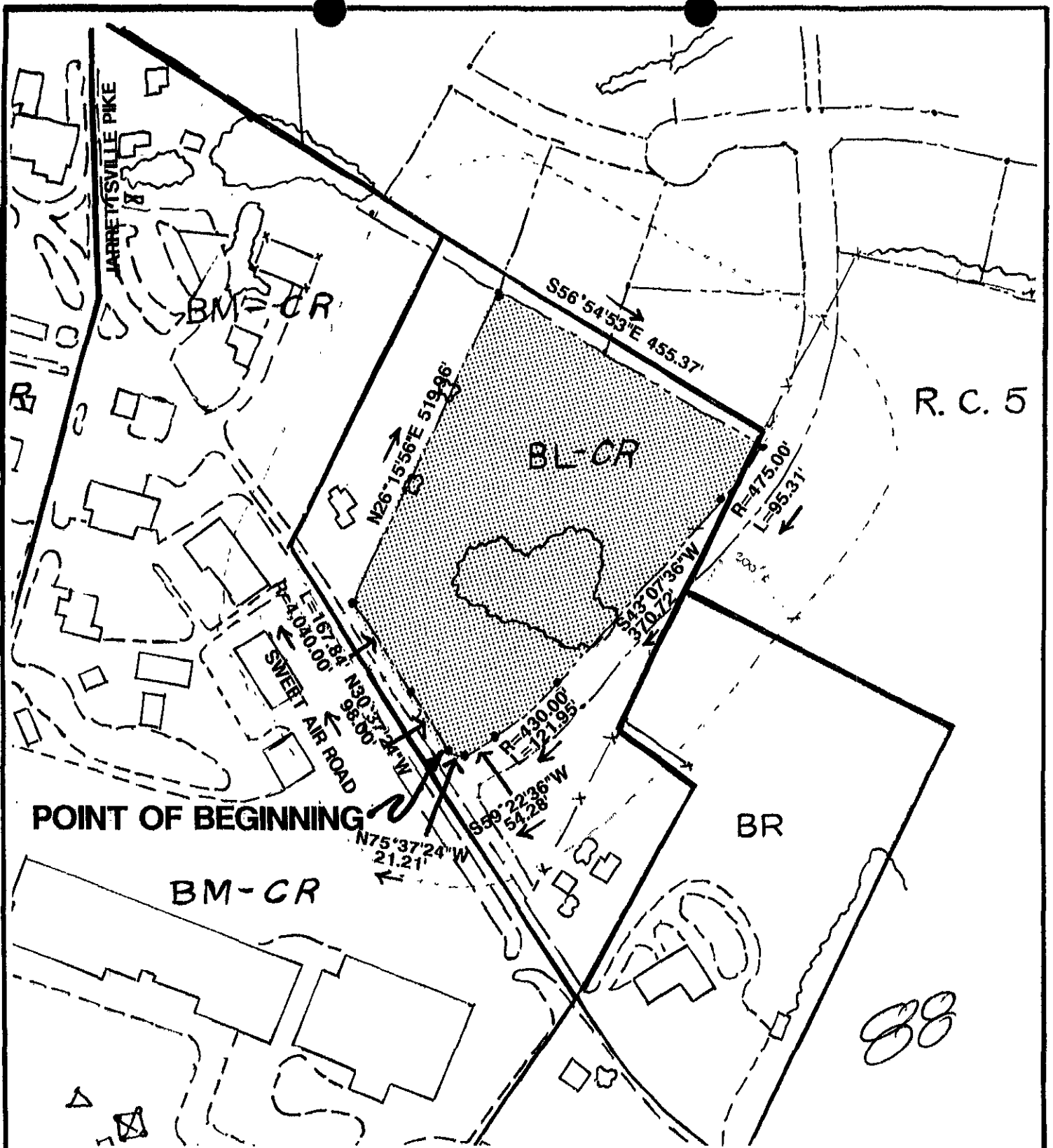
JAMES V MCCOY

3912 SWEET AIR RD PHOENIX, MD 21131

BARBARA W. RUSINKO

3614 HAMMILL GLEN CT PHOENIX 21131

(10/10/1981)



**WILLIAM MONK, INC.**  
 PLANNING, LANDSCAPE DESIGN  
 ENVIRONMENTAL RESOURCE MANAGEMENT  
 COURTHOUSE COMMONS  
 222 BOSLEY AVENUE, SUITE B-7  
 TOWSON, MD 21204  
 (410) 494-8931

**ZONING MAP**  
 TO ACCOMPANY  
 VARIANCE APPLICATION  
**BLOCKBUSTER VIDEO STORE**  
**SWEET AIR ROAD @ HAMPSHIRE KNOB DRIVE**  
**BALTIMORE COUNTY, MARYLAND**

**95-97-A**

**MAP #:**  
**NE 20C & 21C**

**SCALE:**  
**1"=200'**

**FILE #:**  
**93-66**

**MICROFILMED**

12  
8



BRICK

PLASTIC  
SIGN BOX

BRICK

SIDE

FRONT

MONUMENTAL SIGN

FRONT FACE: 25 SIDE

5394

PETITIONER'S  
EXHIBIT NO. 2

MICROFILMED

3/4" = 1'-0"



shire Knob Drive.

Mr. William Monk offered additional testimony as to the development of this site and the variance relief sought. Mr. Monk testified that because the building is set back over 100 feet from the road, a larger sign than that permitted is necessary in order to adequately identify the subject building. As for the illumination of the ground-mounted sign, testimony previously offered indicated that the Developer has agreed to extinguish all lighting on the site between the hours of 1:00 AM and 7:00 AM daily and I shall restrict approval of this variance accordingly. Mr. Monk submitted into evidence as Developer's Exhibit 3 and Petitioner's Exhibit 2 a landscape plan for the subject site. Said plan shall be approved as the official landscape plan for this property. In the opinion of this Hearing Officer, the landscaping depicted on Developer's Exhibit 3 and Petitioner's Exhibit 2 is adequate for this particular site. In addition, the Developer shall be permitted to cap the number of planting units required to 81.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING

Date

By

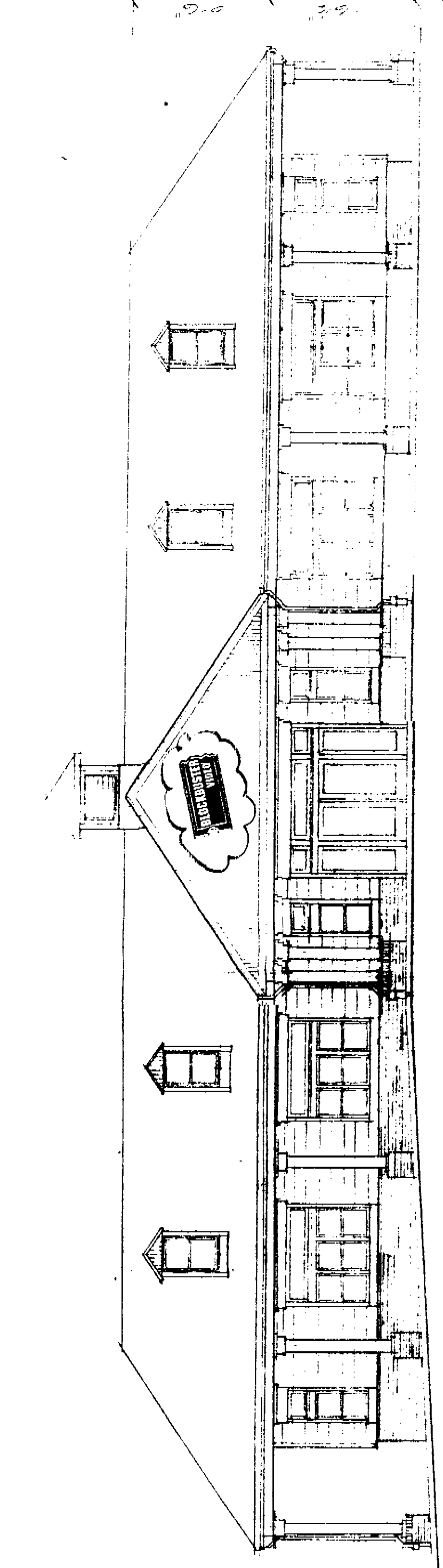
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

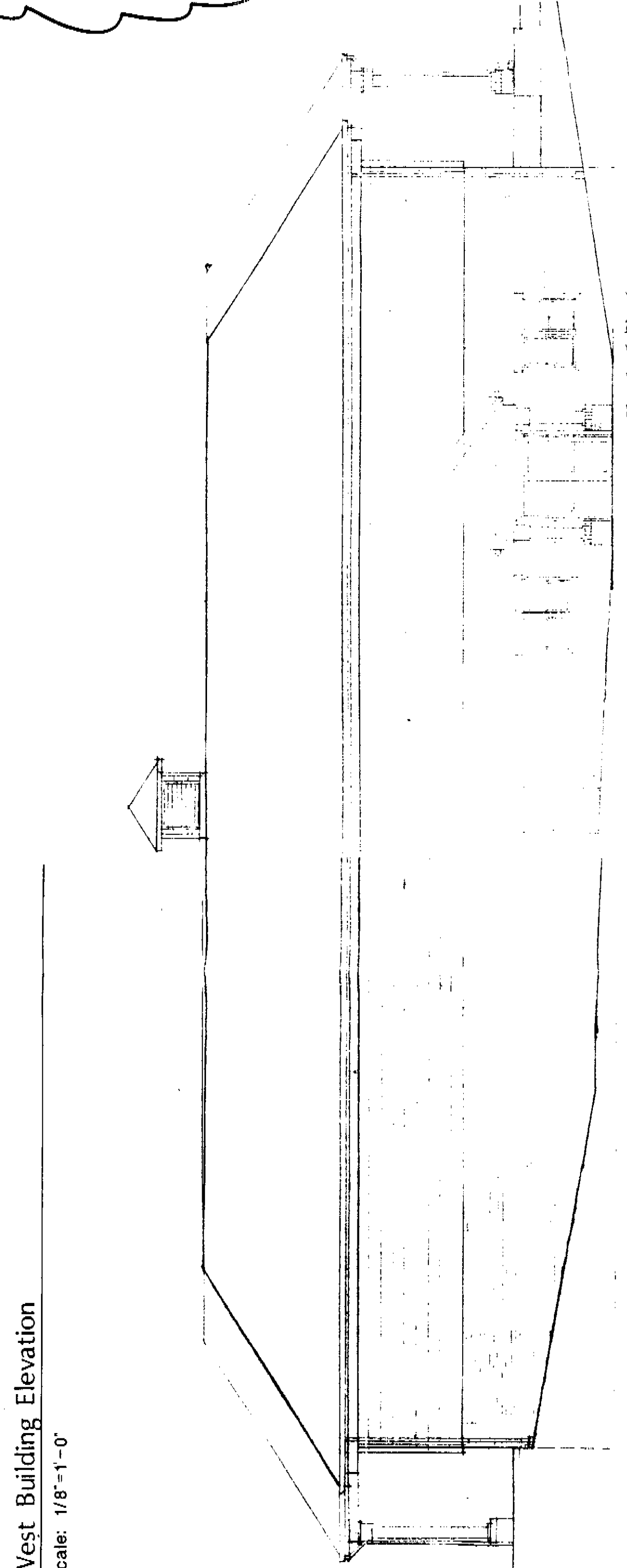
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted, subject to the restrictions set forth hereinafter.

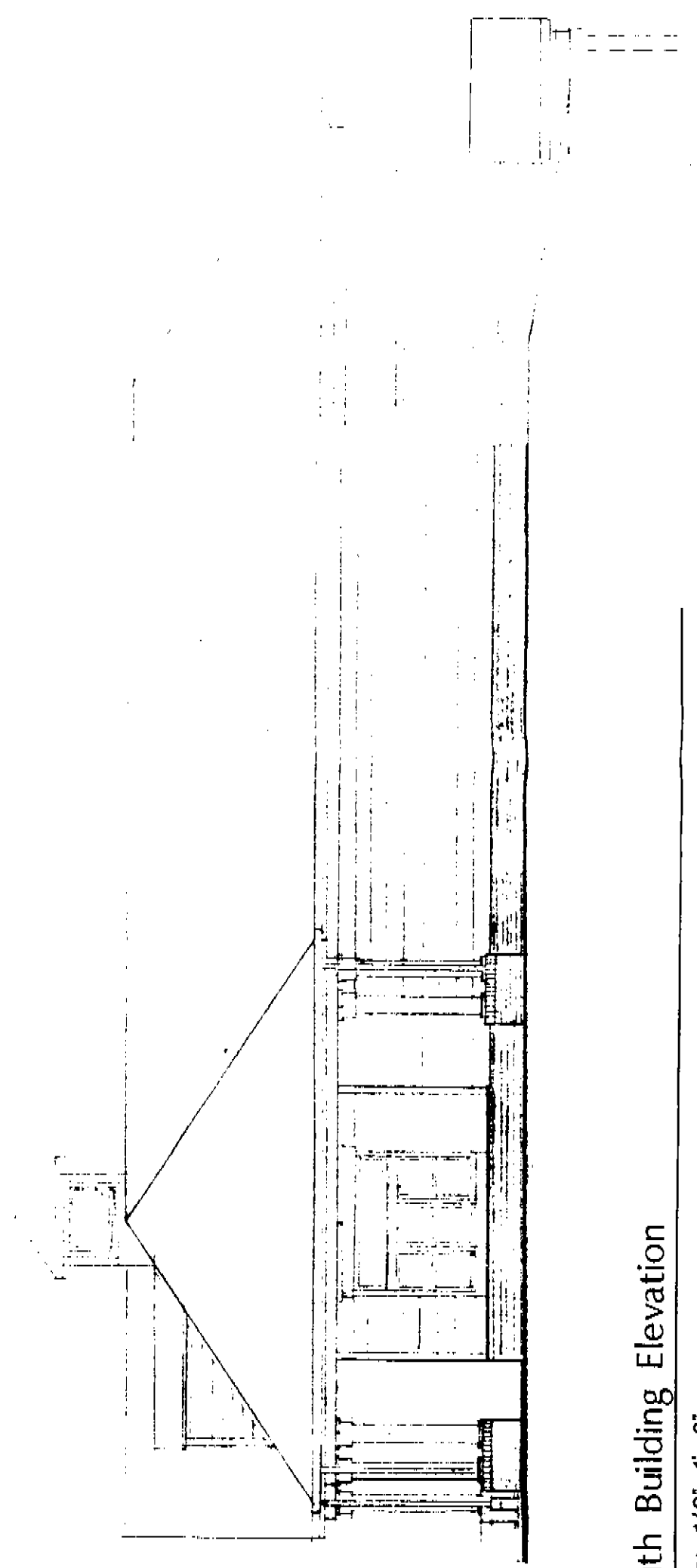
THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 14<sup>th</sup> day of November, 1994 that the development plan for the Blockbuster Video Store, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, and,



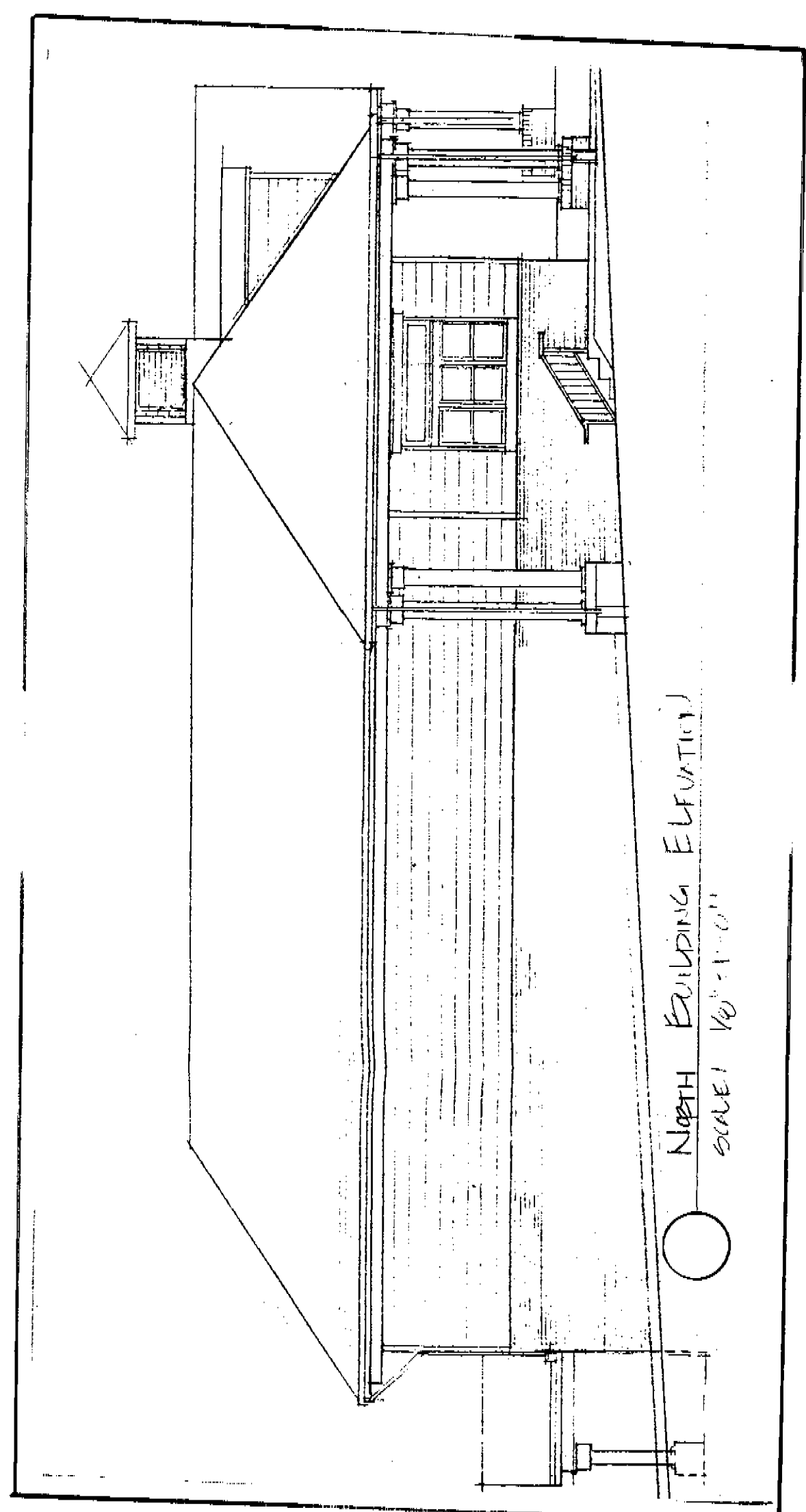
West Building Elevation  
Scale: 1/8"=1'-0"



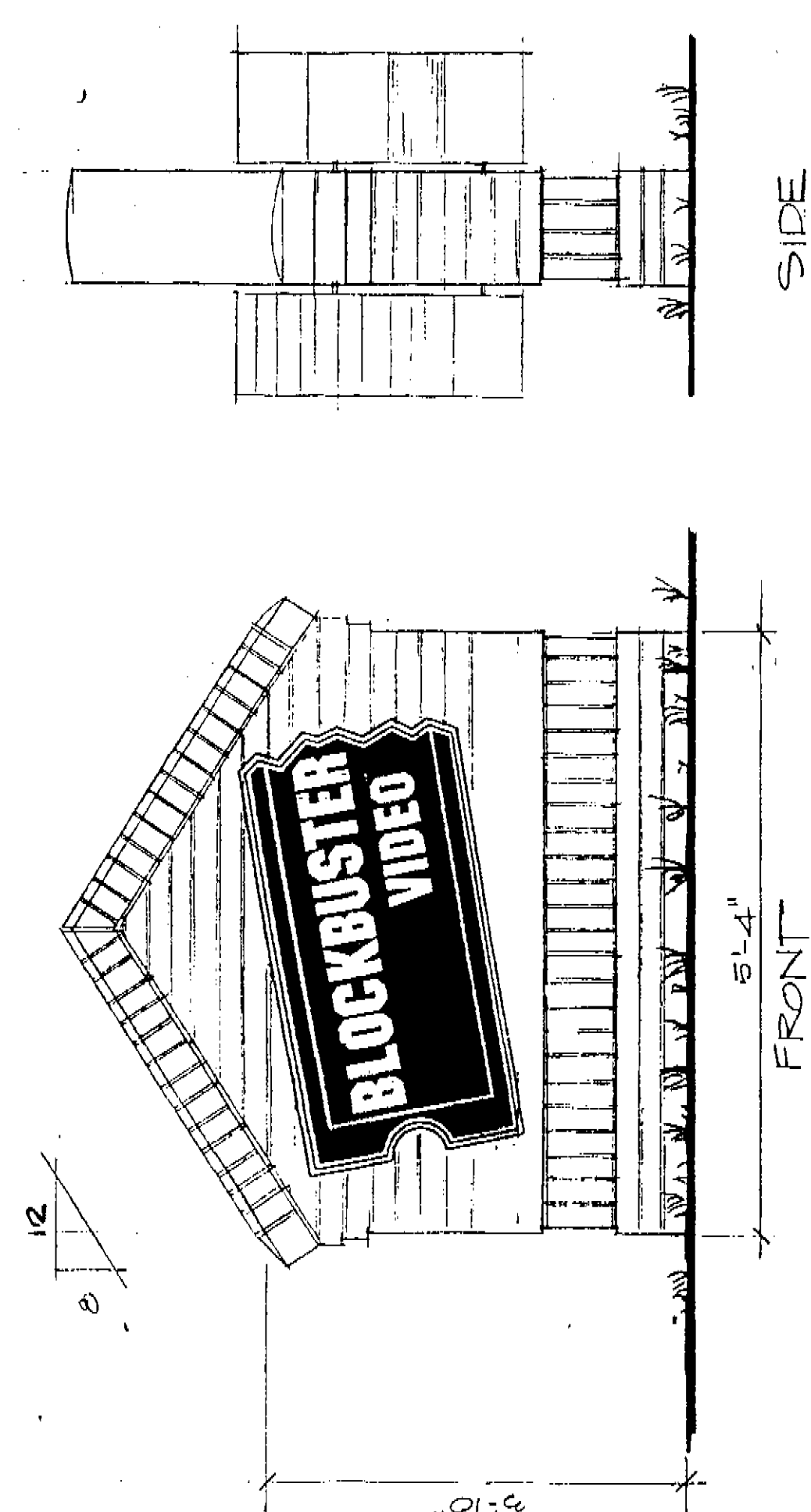
East Building Elevation  
Scale: 1/8"=1'-0"



South Building Elevation  
Scale: 1/8"=1'-0"

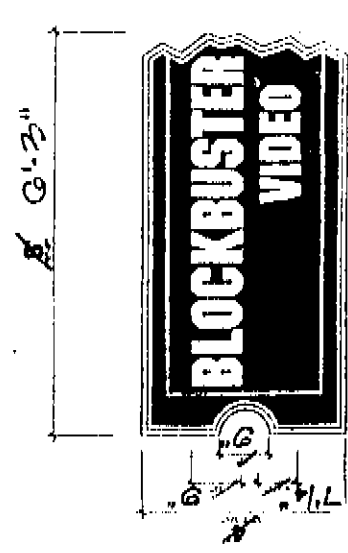


North Building Elevation  
Scale: 1/8"=1'-0"



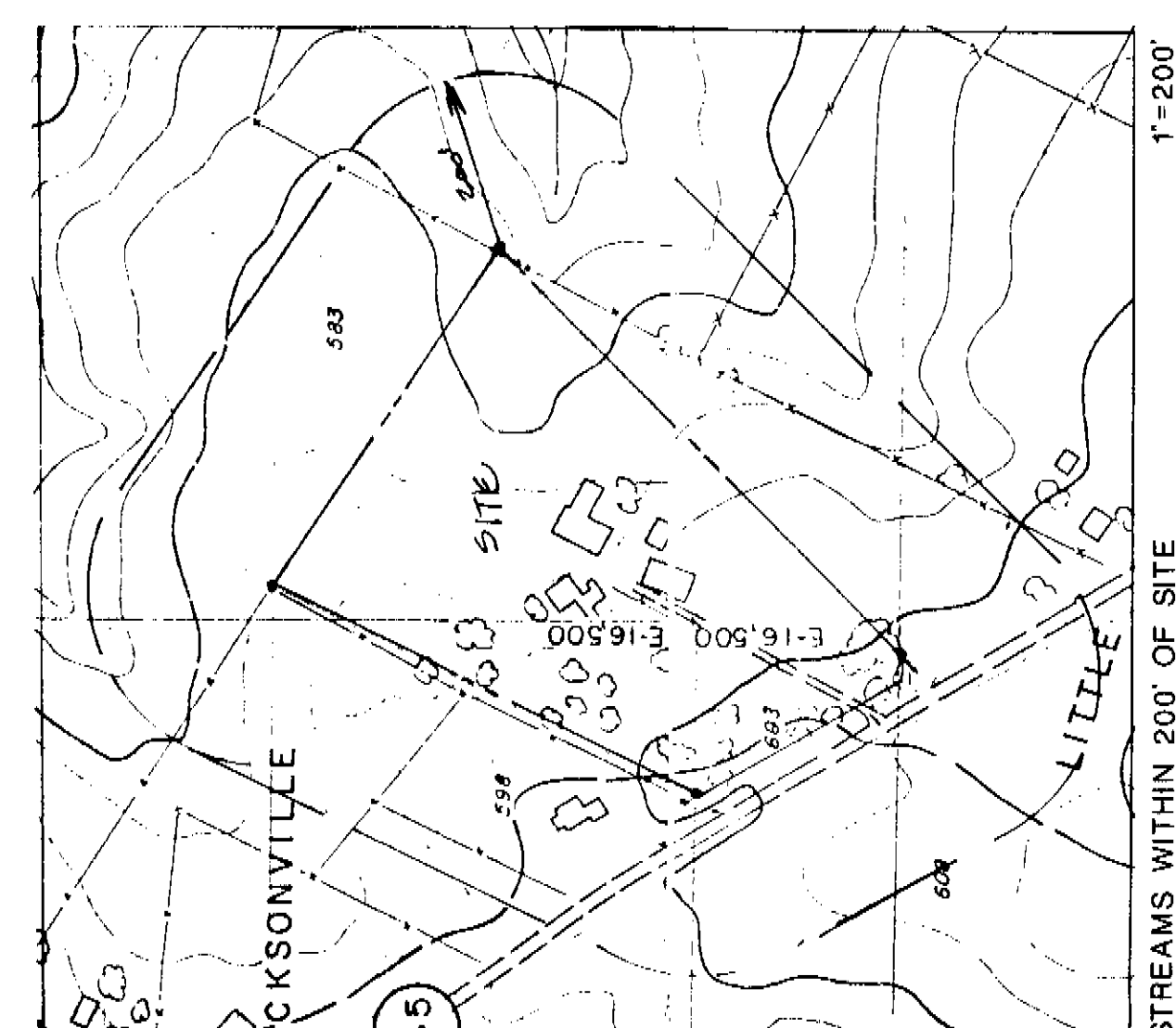
ILLUMINATED  
DOUBLE-FACED SIGN  
TOTAL AREA (25 S.F. PER SIDE) = 50 S.F.

Monument Sign  
Scale: 3/4"=1'-0"



NOT ILLUMINATED  
SINGLE-FACED SIGN  
TOTAL AREA 8'x12'32 S.F.  
6'2" x 3'1 3/4" = 18 S.F.

Building Wall Sign  
Scale: 1/4"=1'-0"



STREAMS WITHIN 200' OF SITE

MICROFILMED



**STV GROUP, INC.**  
Engineers Surveyors Planners  
21 Governor's Court Baltimore, Maryland 21207  
Telephone : 410-944-9112

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
TOWSON, MARYLAND 21204  
(410) 444-4931

NO.	DATE	DESCRIPTION
1	8/2/94	PER COUNTY COMMENTS

REVISIONS

PLAN	PREPARATION
DRAWN BY	DATE
DISSEMINATED BY	DATE
CHECKED BY	DATE

DEVELOPMENT PLAN

**BLOCKBUSTER VIDEO STORE**  
Baltimore County, Maryland


DRAWING NO.  
61-9171  
SHEET NO.  
3 of 3



**HIGGINS • AZARUS**  
LANDSCAPE ARCHITECTURE  
612 Chingquah Parkway  
Baltimore, MD 21229  
410-324-1188 410-329-2563

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B 7  
TOWSON, MARYLAND 21204  
(410) 694-8311

**EDWARDS AND TOPOGRAPHY BASED UPON SURVEY BY**  
STAYLOR ASSOCIATES 21 GOVERNORS COURT  
BALTIMORE, MD 21201 DATED 2/11/98

A circular professional seal for William Monk, Inc. The outer ring contains the text "WILLIAM MONK, INC." at the top and "Professional Engineer" at the bottom. The inner circle features a large, stylized letter "M" in the center. Above the "M", the text "No. 100" is visible, and below it, "MD" is partially visible. The seal is partially obscured by a horizontal line and other text on the left side of the page.

**HIGGINS • LAZARUS**  
LANDSCAPE ARCHITECTURE  
6126 Chingnapin Parkway  
Baltimore, MD, 21239  
410•323•4188 410•323•2563

**ZONING MAP** SCALE: 1"=200' **VICINITY MAP** SCALE: 1"=1,000'

PARCEL 366  
GRAHAMPT LTD PARTNERSHIP,  
1513 CRANWELL ROAD  
LUTHERVILLE, MD 21093  
7894/184 2100005764

[illegible]

## PLANTING CALCULATIONS

692/40 =	17	(13 MAJOR)
51/12 =	4	(3 MAJOR)
289/15 =	19	(14 MAJOR)
180/15 =	12	(9 MAJOR)
35/15 =	3	(2 MAJOR)
160/15 =	11	(9 MAJOR)

PROVIDED: 81  
19 P.U.'S = 19 MAJOR DECIDUOUS TREES  
3 P.U.'S = 6 MINOR DECIDUOUS TREES  
21 P.U.'S = 42 EVERGREEN TREES  
36 P.U.'S = 169 SHRUBS  
2 P.U.'S = 1,150 SQ. FT. GROUND COVER

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
Bureau of Public Services

"I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Salt Lake County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guideline, and ordinances."

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

*1.6.96*

Print Name WILLIAM A. HARRIS

PARCEL 356, LOT 21  
MARTIN & JOYCE BLAIR  
9066 WALTHAM WOODS ROAD  
BALTIMORE, MD 21234  
6129/547 2100006250

2100006252 21131 MD 21131

PARCEL 356, LOT 24  
DONALD & MARYANN HILLIER  
3503 HAMPSHIRE GLEN COURT  
PHOENIX, MD 21131  
B561/656 2100006253

PARCEL 121  
KATHRYN SAMOS  
5517 OCEANIC ROAD  
HOLIDAY, FL 34690  
6171/120 1019000180

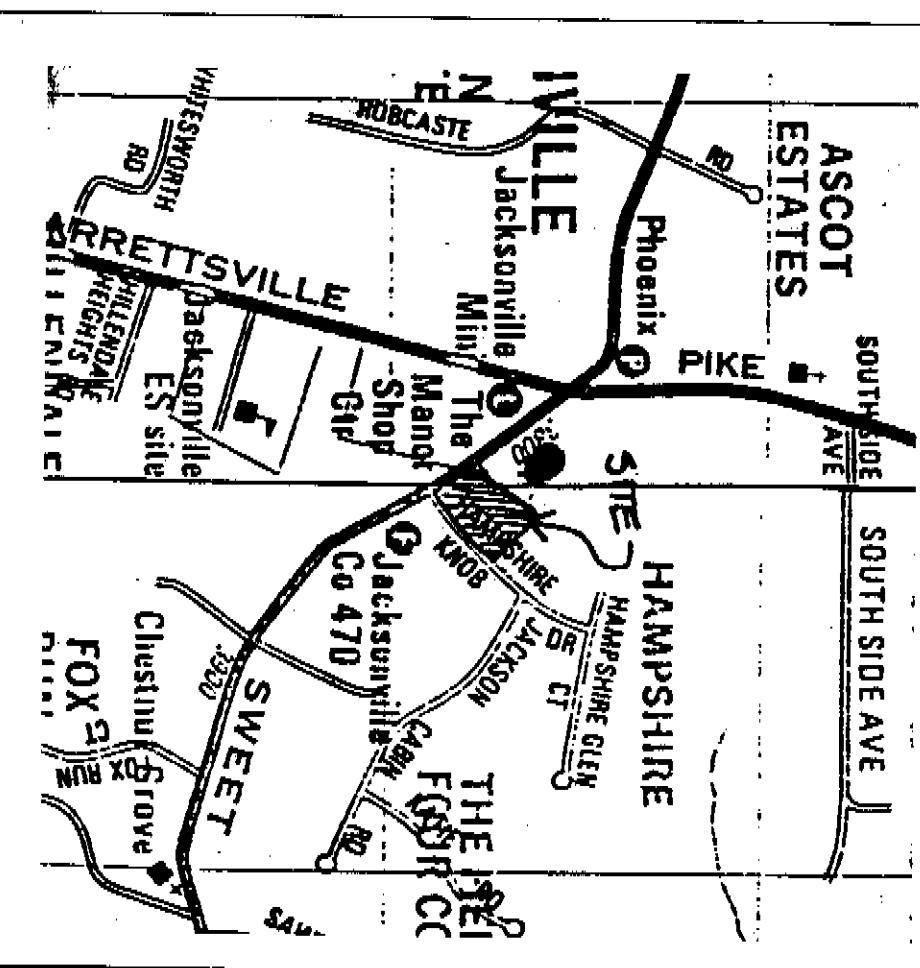
EXISTING WELL 270°

A horizontal graphic scale bar with alternating black and white segments. Below the bar, the numbers 30, 0, 30, 60, and 90 are printed, indicating the scale in units. The text "GRAPHIC SCALE" is written vertically to the right of the bar.



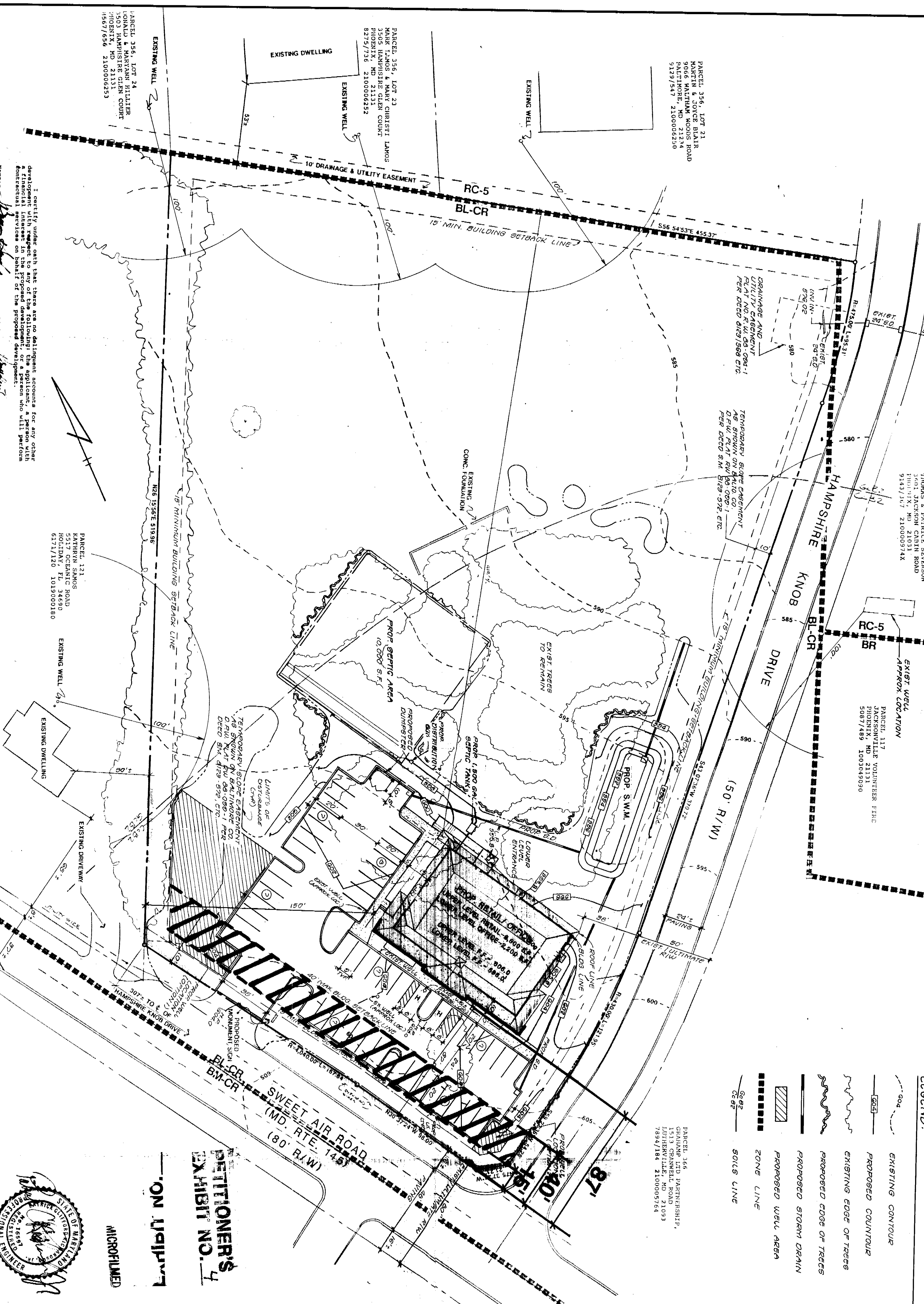






General Notes:

1. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



STV GROUP, INC.

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 410-944-9112

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN

ENVIRONMENTAL RESOURCE MANAGEMENT

202 ROULETTE AVENUE, SUITE B-7

TOWSON, MARYLAND 21204

(410) 444-4331

NO DATE DESCRIPTION

1 9/29/94 L&P, OF 2 APPL. EXIST. WELLS

REVISIONS

1 9/29/94 L&P, OF 2 APPL. EXIST. WELLS

PLAN PREPARATION

DRAWN BY DATE August 28, 1994

DESIGNED BY SCALE 1"=30'-0"

CHECKED BY

DEVELOPMENT PLAN

BLOCKBUSTER VIDEO STORE

Baltimore County, Maryland

DRAWING NO. 61-9171

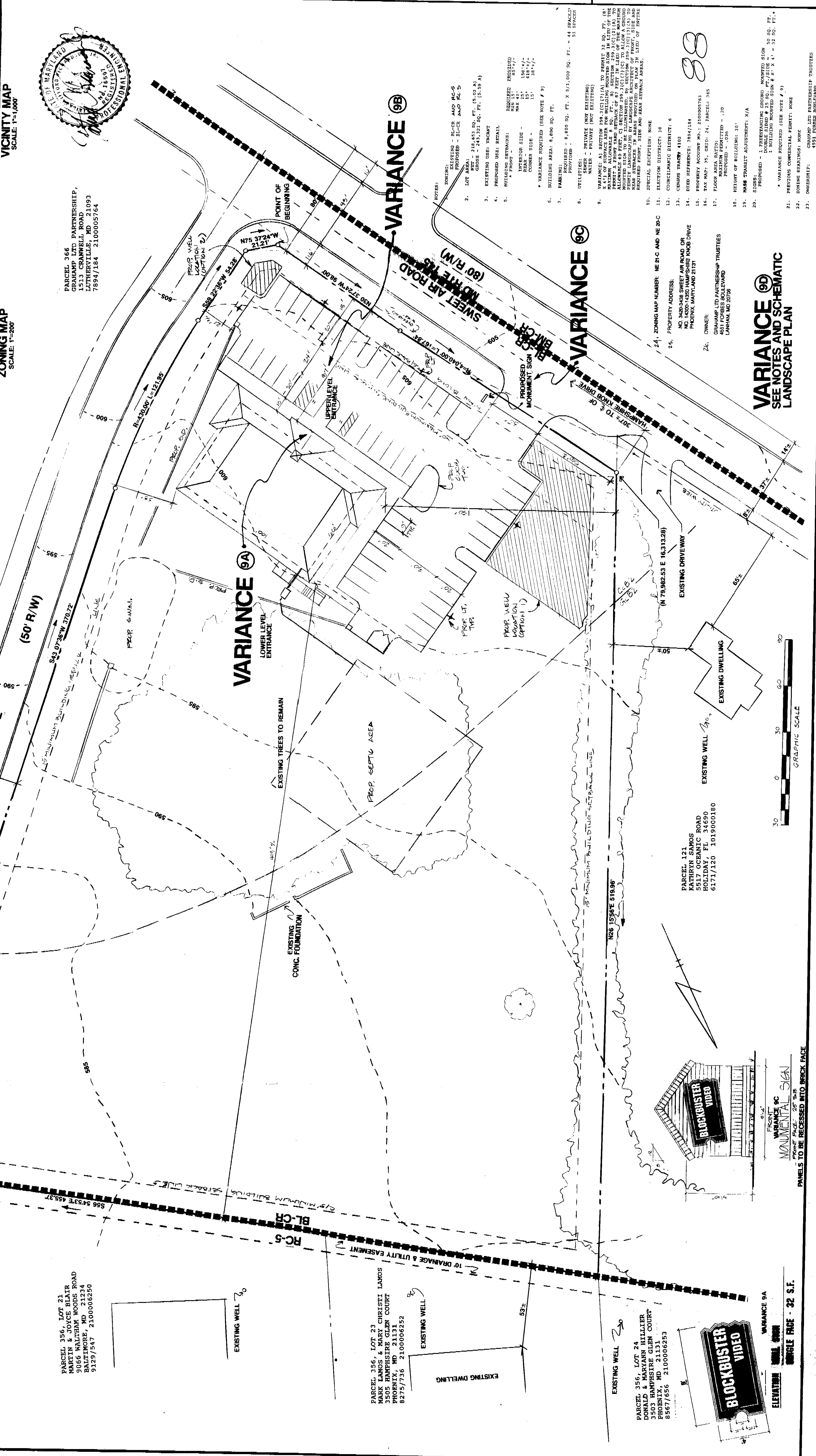
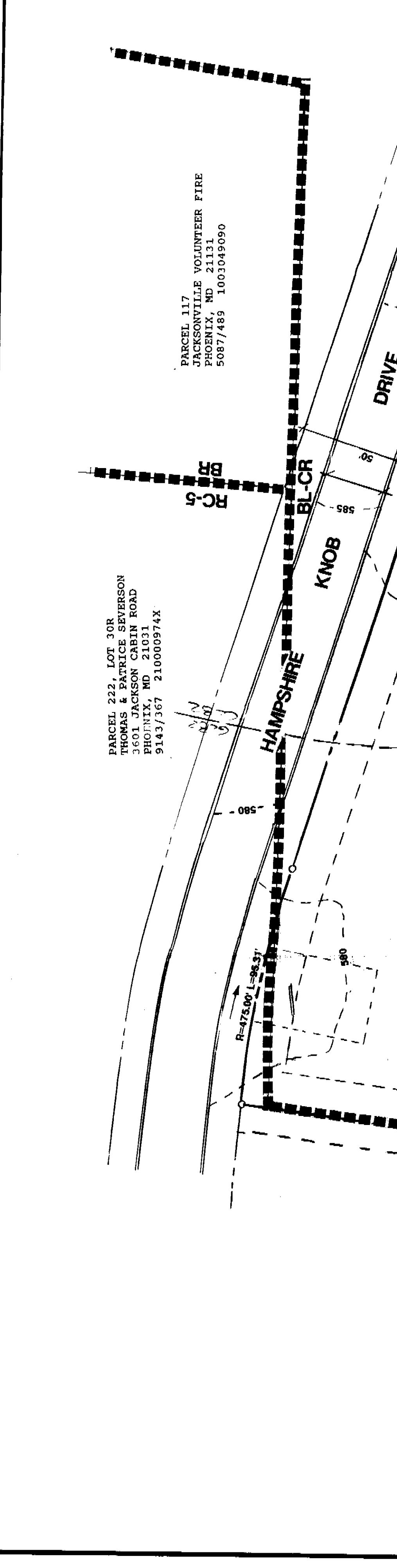
SHEET NO. 1 of 3

ZATM #X-318



BLOCKBUSTER VIDEO STORE  
SWEET AIR ROAD @ HAMPSHIRE KNOB DRIVE  
BALTIMORE COUNTY, MARYLAND

93-66	JOB NO.	TE:
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**VARIANCE** <sup>9D</sup>  
SEE NOTES AND SCHEMATIC  
LANDSCAPE PLAN

**ELEVATION**

**VARIANCE 9A**

**SINGLE FACE - 32 S.F.**

**PANELS TO BE RECESSED INTO BRICK FACE**



PROVIDER: 63 / 40 / 13 INTERIOR ROAD  
 1 P.U. / 15 = 6 MAJOR TREES  
 1 P.U. / 15 = 4 (3 MAJOR)  
 1 P.U. / 15 = 5 PARKING LOT ADJACENT  
 TO R/W ON STRUCTURE  
 1 P.U. / 15 IS ADJACENT RESIDENTIAL  
 1 P.U. / 15 IS 60' DORMER  
 1 P.U. / 15 IS 20' STAIN. WOOD

PROVIDER: 61  
 1 P.U. / 15 = 19 MAJOR DECIDUOUS TREES  
 1 P.U. / 15 = 6 MAJOR TREES  
 21 P.U. / 6 = 42 EVERGREEN TREES  
 36 P.U. / 5 = 165 SHRUBS  
 2 P.U. / 5 = 1,150 SQ. FT. GROUND COVER

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
Bureau of Public Services

LANDSCAPE ARCHITECT'S AND OWNER'S  
SIGNATURE AND CERTIFICATION FORM

"I certify that I have reviewed this Schematic Landscape plan that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guideline and ordinances."

Signature of Applicant J. Peter Hargley  
Date 4-6-99

Print Name J. Peter Hargley

Signature \_\_\_\_\_  
Landscape Architect's Signature  
JULIE HILDBLUS  
Print Name \_\_\_\_\_

PARCEL 356, LOT 21  
MARTIN & JOYCE BLAIR  
9066 WALTHAM WOODS ROAD  
BALTIMORE, MD 21234  
9129/547 2100006250

PA. ST. 356, LOT 23  
MAYNARD & MARY CHRISTI LAMOS  
350 HAMPSHIRE GLEN COURT  
FLORENCE MD 21131  
(275/7736 2100006252

PARCEL 356, LOT 24  
DONALD & MARYANN HILLIER  
3503 HAMPSHIRE GLEN COUR  
PHOENIX, MD 21131  
8567/656 2100006253

PARCEL 222, LOT 30R  
THOMAS & PATRICE SEVERSON  
3601 JACKSON CABIN ROAD  
PHOENIX, MD 21031  
9143/367 210000974X

PARCEL 117  
JACKSONVILLE VOLUNTEER FIRE  
PHOENIX, MD 21131  
5087/489 1003049090

PARCEL 121  
KATHRYN SAMOS  
5517 OCEANIC ROAD  
HOLIDAY, FL 34690  
6171/120 1019000180

EXISTING WELL 70

EXISTING DRIVEWAY -

SHRUBS, 2 HT

PARCEL 366  
GRAHAMPT LTD PARTNERSHIP  
1513 GRAMMELL ROAD  
LUTHERVILLE, MD 21093  
7894/184 2100005764

[illegible]

APPLICANT:

**BLOCKBUSTER VIDEO STORE  
T. BRIEN HAIGLEY  
5 DELLWOOD COURT  
COCKEYSVILLE, MD 21030  
410/252-7902**

DATE: 8/29/94	JOB #: 93-66	SCALE: 1"=30'
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BLOCKBUSTER VIDEO STORE  
SWEET AIR ROAD @ HAMPSHIRE KNOB DRIVE  
BALTIMORE COUNTY, MARYLAND

**SHEET 2 OF 3**

Professional seal of Julius B. Higgins, State of Maryland, No. 628, Landscape Architect. The seal is circular with the text "STATE OF MARYLAND" at the top, "JULIUS B. HIGGINS" in the center, and "LANDSCAPE ARCHITECT" at the bottom. The number "NO. 628" is also present.

**HIGGINS • LAZARUS**  
LANDSCAPE ARCHITECTURE

6126 Chinquapin Parkway  
Baltimore, MD. 21239  
410-323-4188 410-323-2583

**WILLIAM MONK, INC**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
TOWSON, MARYLAND 21204  
(410) 494-8931

BOUNDARIES AND TOPOGRAPHY BASED UPON SURVEY BY  
STV/LYONS ASSOCIATES 21 GOVERNORS COURT  
BALTIMORE MD 21227 DATED 2/13/90

**DEVELOPER'S  
EXHIBIT NO. 3**

**MICROFILMED**



IN RE: DEVELOPMENT PLAN HEARING and \* BEFORE THE  
PETITION FOR VARIANCE - Sweet Air \* DEPUTY ZONING COMMISSIONER  
Road and Hampshire Knob Drive (Blockbuster Video Store) \* OF BALTIMORE COUNTY  
10th Election District  
5th Councilmanic District \* Case Nos. X-318 & 95-97-A  
Graham Limited Partnership Trustees - Owner  
and Blockbuster Video Store - Developer

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Hearing Officer for consideration of a development plan prepared by STV Group, Inc. for the proposed development of the subject property by its Owner, Graham Limited Partnership Trustees, by Paul Hampshire, General Partner, and the Contract Purchaser, Four Corners Entertainment, by T. Brien Haigley, President, with a Blockbuster Video Store, in accordance with the development plan submitted into evidence and marked as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer filed a Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 259.3(C)(7), Subsections (A) and (C) to permit a building-mounted sign of 18 sq.ft. (6'3" x 3'1") in lieu of the maximum permitted 8 sq.ft. and to allow a ground-mounted sign to be illuminated; from Section 259.3(C)(2)(A) to permit a front yard setback of 87 feet in lieu of the required 40 feet; and from Section 259.3(C)(3)(A) to permit landscaping of the front, side and rear setback areas as depicted on the landscape plan submitted into evidence as Developer's Exhibit 2 and Petitioner's Exhibit 3 in lieu of the required entire front, side and rear setback areas. The subject property and relief requested are more particularly described on the development plan and site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibits 3 and 4, respectively.

Appearing at the public hearing on behalf of the Owner/Developer were William P. Monk, Land Planning and Zoning Consultant, Brian Haigley for Blockbuster Video Store, Mickey Cornelius, an expert Traffic Engineer with The Traffic Group, and Jonathan McGowan and Deborah Wood with STV Group, Inc. The Owner/Developer was represented by Robert A. Hoffman, Esquire. Numerous representatives of the various Baltimore County agencies who reviewed the plan and submitted development plan comments attended the hearing. In addition, several residents from the surrounding community appeared as interested parties.

At the outset of the hearing, it was made clear that this Developer has gone to great lengths to meet with surrounding community members and has taken into consideration the concerns raised by them as to the proposed development prior to the hearing held before me on October 28, 1994. The property which is the subject of this matter consists of a gross area of 5.59 acres, split zoned B.L.-C.R. and R.C.5 and is presently unimproved. The Owner/Developer seeks to improve the site with a retail/office building containing 8800 sq.ft., including a Blockbuster Video Store. It should be noted that the Developer has concentrated all improvements to the property in the southernmost corner of the site closest to the intersection of Sweet Air Road and Hampshire Knob Drive and has left the remainder of the property in its unimproved, natural state.

As to the history of this project, the concept plan conference for this development was conducted on April 18, 1994. As required, a community input meeting was held at the Carroll Manor Elementary School on June 23, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on October 12, 1994. Following the submission of that plan, development plan comments were submitted by the appro-

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priate agencies of Baltimore County and a revised development plan incorporating these comments and bearing a revision date of October 17, 1994 was submitted at the hearing held before me on October 28, 1994.

At the preliminary stage of the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. On behalf of the Developer, Mr. Hoffman identified several issues which needed to be addressed. The first issue raised involved the Office of Planning and Zoning's recommendation to move the proposed retail office building closer to Sweet Air Road and relocating the parking area from in front of the Blockbuster Video Store to the rear of the store. Testimony offered revealed that the Developer is opposed to relocating parking to the rear of the store due to the unusual shape and topography of the land. Those members of the community who were in attendance testified that parking should be provided in front of and to the side of the subject store and that they preferred the locations of the building and parking as shown on Developer's Exhibit 1.

A second issue raised concerned the Department of Public Works' request for additional sidewalks. The residents in attendance stated that they would like to see sidewalks installed along Sweet Air Road; however, they believe that sidewalks along Hampshire Knob Drive are inappropriate.

The last issue raised concerned the installation of street lights along Hampshire Knob Drive also recommended by the Department by Public Works. The residents in attendance at the hearing indicated they are opposed to any further illumination of Hampshire Knob Drive since this road leads to their residential community. The residents are opposed to additional street lighting in this area, believing that this will detract from the residential and rural character of their community.

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As these three issues remained unresolved at the hearing, it became necessary to take testimony regarding same.

As to the issued concerning the location of the Blockbuster Video Store and related parking area, Mr. Irv McDaniel of the Office of Planning and Zoning testified. Mr. McDaniel deferred to Ms. Lynn Lanham, also a representative of the Office of Planning and Zoning who testified in detail concerning the proposed location of the store and related parking. Ms. Lanham testified that it was her agency's position that the Blockbuster Video Store should be located closer to Sweet Air Road in order to maintain consistency with the other commercial businesses along this route who have closer setbacks to that roadway than the proposed store.

Testimony received from the community members in attendance was that they prefer the setback proposed by the Developer as set forth on Developer's Exhibit 1. They do not want parking to the rear of the store in that they believe said parking would infringe upon their residential neighborhood. They believe that the building itself provides a buffer for their community from vehicular traffic, headlights, and any noise that might be generated by traffic to and from the site. They are very much opposed to relocating the parking to the rear of the store in order to move the building closer to Sweet Air Road.

On behalf of the Developer, Mr. William Monk testified concerning relocating the subject building and accessory parking area closer to Sweet Air Road. Mr. Monk stated that the manner in which the proposed development has been laid out is the best possible design, considering the use proposed for this building. He testified that customers of the Blockbuster Video Stores typically wish to park directly in front of the store for easy access. Furthermore, in negotiating the development of this site

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with the community, it was their preference that the site be laid out in the fashion set forth on Developer's Exhibit 1 to buffer the effects of this commercial operation from their neighborhood.

Given all the testimony offered on the issue of relocating the proposed building and related parking, I have determined that the design depicted on Developer's Exhibit 1 is the most practical. I will therefore not require its relocation and the plan as submitted should be approved.

The next issue concerned sidewalks along Sweet Air Road and Hampshire Knob Drive. Offering testimony on this issue again were Irv McDaniel and Lynn Lanham of the Office of Planning and Zoning. They testified that their office supports sidewalks along both roads, citing pedestrian safety as the necessity for same. They believe that some residents of the surrounding community may wish to walk to the Blockbuster Video Store and would therefore need sidewalk access. Thus, they believe that sidewalks are necessary along both roads.

Testimony on this issue was offered by those residents of the surrounding community who attended the hearing. The majority of the residents indicated that they would like sidewalks on Sweet Air Road, only. They do not want sidewalks on Hampshire Knob Drive, citing, again, that sidewalks would tend to promote additional development and would detract from the rural character of their neighborhood. Therefore, they asked that sidewalks only be installed along Sweet Air Road. Testimony in this respect was offered by Mitchell Daly, Secretary of the Greater Jacksonville Association, Barbara Rusinko, a nearby resident, and T. Ray McCurdy, a fellow member of the Bar, and a resident and spokesman for the community.

After considering the testimony and evidence offered on the issue of sidewalks, I have determined that sidewalks should be installed along

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Sweet Air Road, but are not necessary along Hampshire Knob Drive. Therefore, the Developer shall only be required to install sidewalks on Sweet Air Road.

The last issue raised concerned the installation of additional street lights along Hampshire Knob Drive. The community members in attendance testified that the corner of Hampshire Knob Drive and Sweet Air Road is currently adequately illuminated by street lights. They argued, again, that additional street lighting would detract from the rural character of their neighborhood and promote urbanization. Although the community was adamantly opposed to additional street lights along Hampshire Knob Drive, they support the lighting of the parking area around the Blockbuster Video Store for safety and security. It was also agreed by the Developer that all lighting associated with the Blockbuster Video Store and related parking would be extinguished between the hours of 1:00 AM and 7:00 AM daily.

Mr. Dave Snook, a representative of the Department of Public Works, testified concerning the street lighting issue. Mr. Snook testified that his agency is of the opinion that street lighting as required by the Development Manual should be installed on both Sweet Air Road and Hampshire Knob Drive and he cited pedestrian and traffic safety as reasons for the need for additional street lighting.

After considering all of the testimony and evidence offered by the citizens as well as the representative of the Department of Public Works on this issue, I believe that street lights should not be installed along Hampshire Knob Drive. In my opinion, the testimony offered by the residents demonstrated that the intersection of Sweet Air Road and Hampshire Knob Drive is properly illuminated at this time. Therefore, I shall not require the Developer to provide additional street lighting along Hamp-

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shire Knob Drive.

Mr. William Monk offered additional testimony as to the development of this site and the variance relief sought. Mr. Monk testified that because the building is set back over 100 feet from the road, a larger sign than that permitted is necessary in order to adequately identify the subject building. As for the illumination of the ground-mounted sign, testimony previously offered indicated that the Developer has agreed to extinguish all lighting on the site between the hours of 1:00 AM and 7:00 AM daily and I shall restrict approval of this variance accordingly. Mr. Monk submitted into evidence as Developer's Exhibit 3 and Petitioner's Exhibit 2 a landscape plan for the subject site. Said plan shall be approved as the official landscape plan for this property. In the opinion of this Hearing Officer, the landscaping depicted on Developer's Exhibit 3 and Petitioner's Exhibit 2 is adequate for this particular site. In addition, the Developer shall be permitted to cap the number of planting units required to 81.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 14<sup>th</sup> day of November, 1994 that the development plan for the Blockbuster Video Store, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, and,

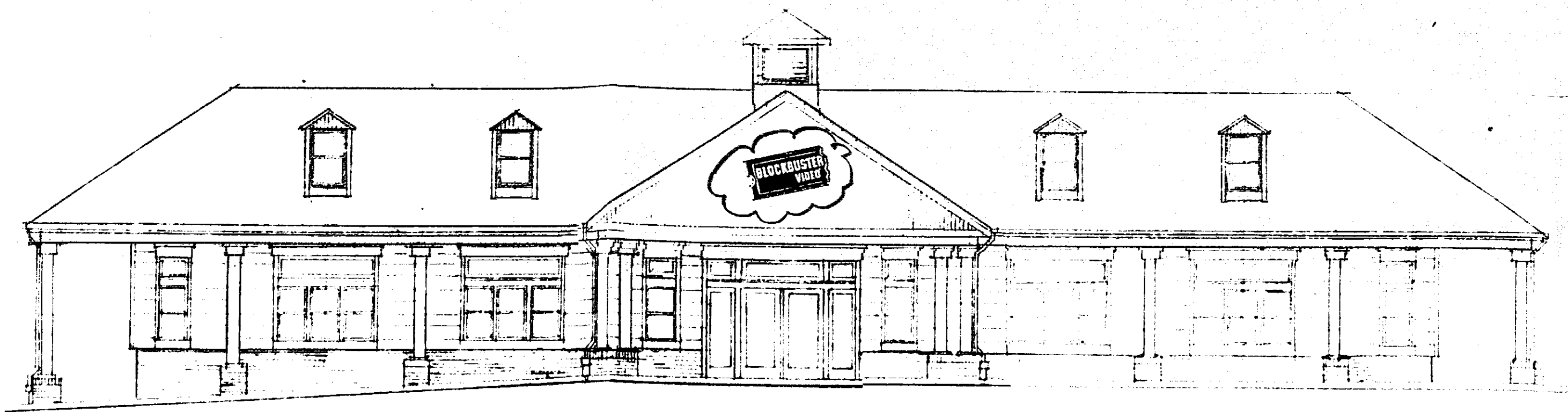
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ORDER RECEIVED FOR FILING  
Date 11/14/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 11/14/94  
By [Signature]

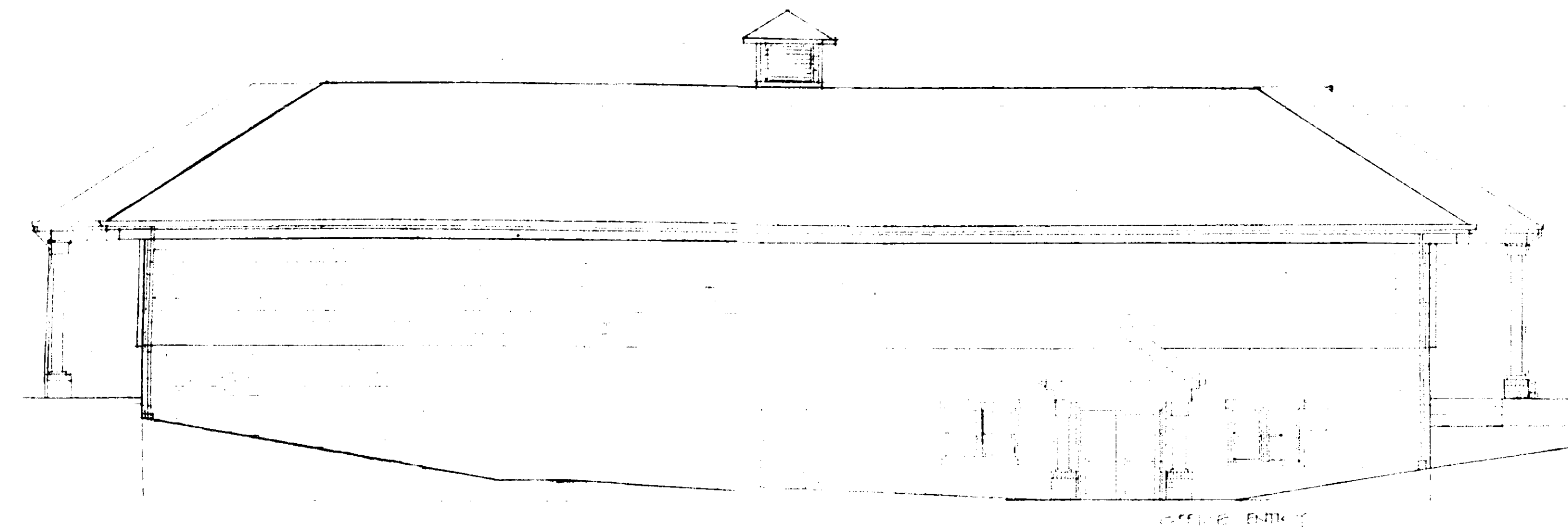






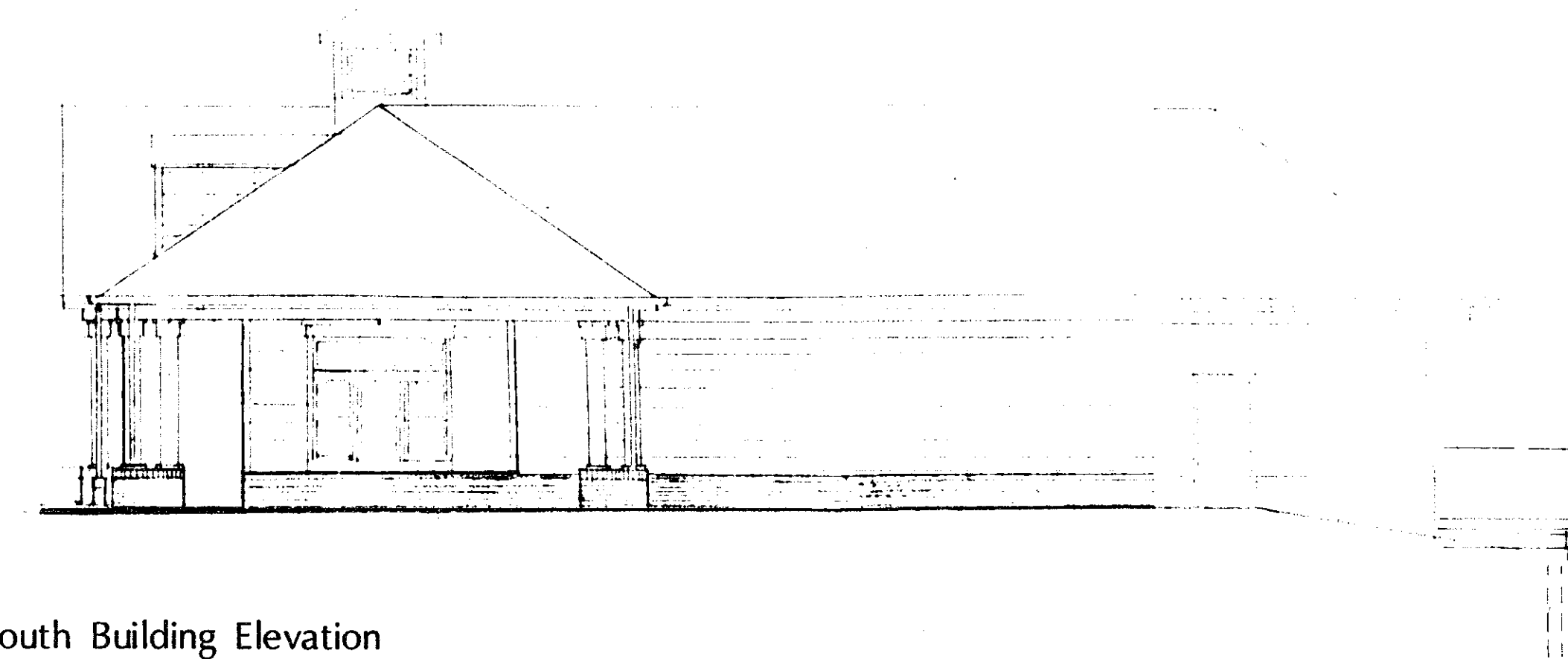
West Building Elevation

Scale: 1/8"=1'-0"



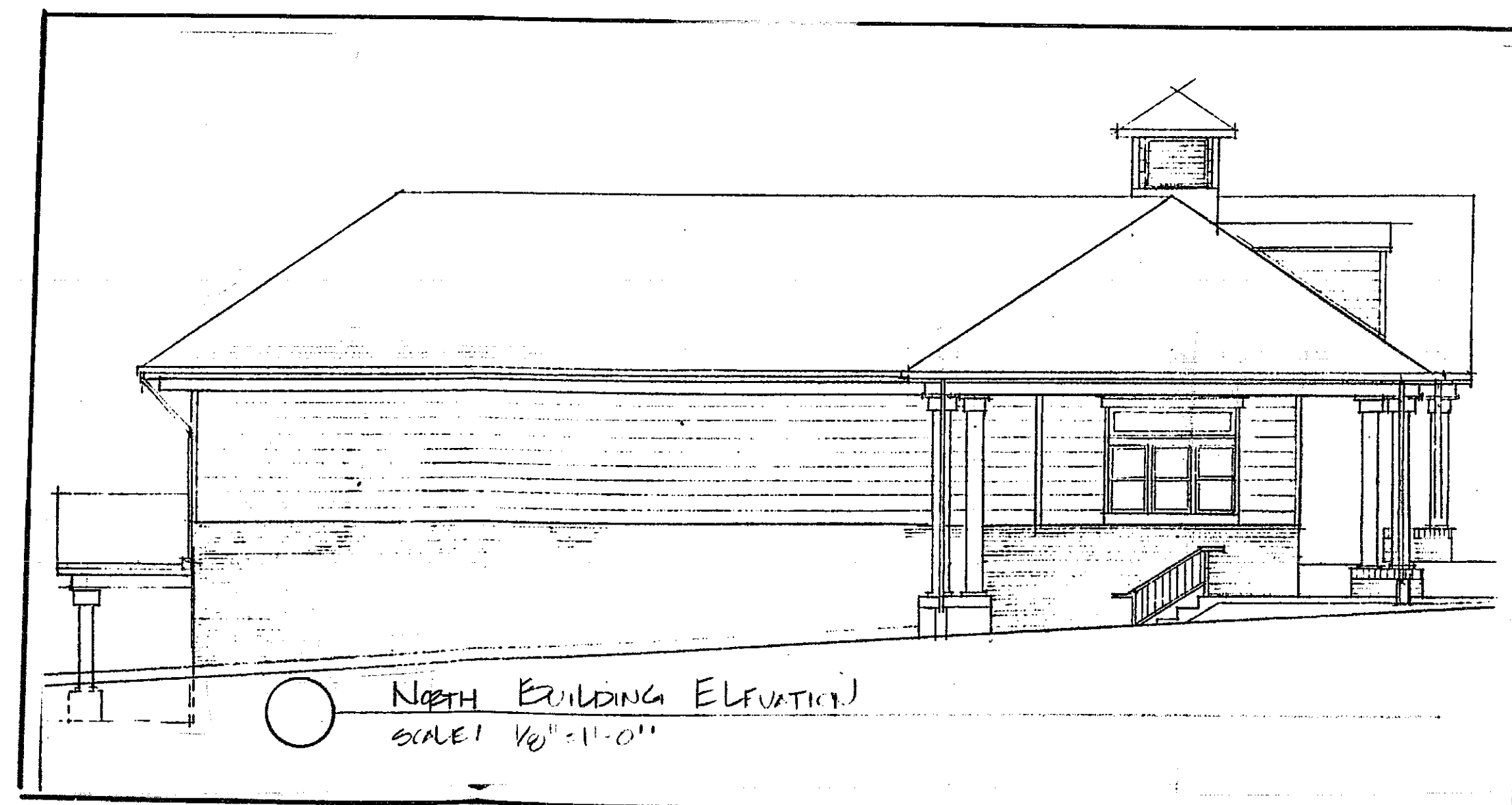
East Building Elevation

Scale: 1/8"=1'-0"



South Building Elevation

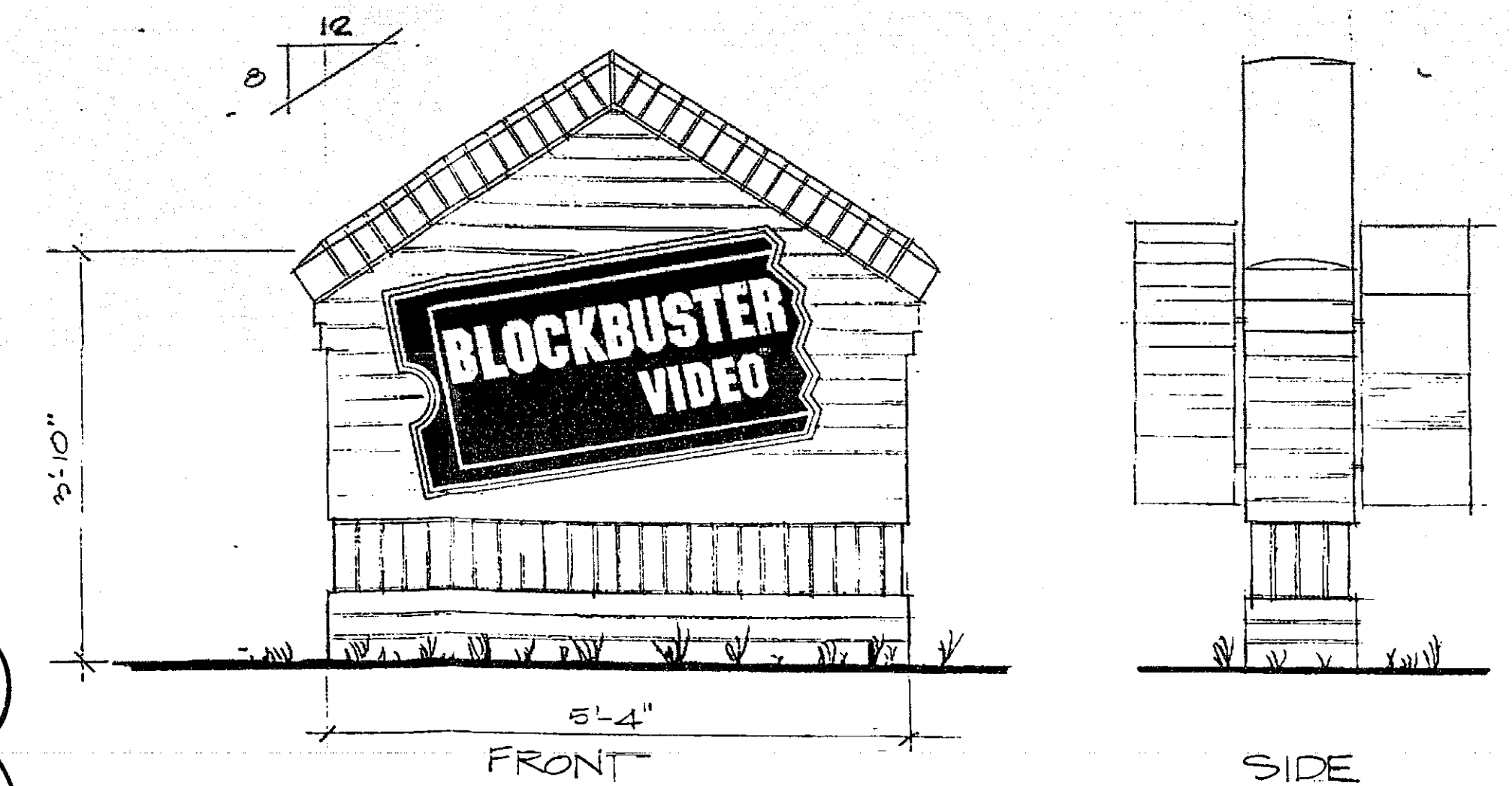
Scale: 1/8"=1'-0"



North Building Elevation  
Scale: 1/8"=1'-0"

# LIST OF MATERIALS

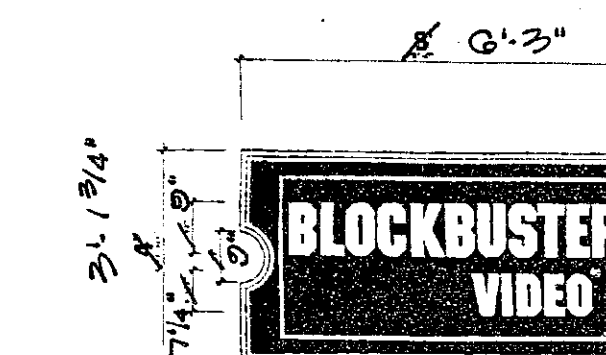
1. ARCHITECTURAL TRIMWORK - WHITE
2. 12" WOOD TEXTURED CLAPBOARD SIDING - "PITTSBURGH PAINTS FSC-15" GRAY
3. BRICK FOUNDATION - "SOLAR BRICK - MODULAR QUEEN ANNE" MORTAR COLOR: "VINTAGE #10" REDDISH BROWN
4. GLAZED BRICK COLUMN BASE ACCENT (SOLDER COARSE) "ENDICOTT - MANGANESE IRONSPOT - VELOUR" MORTAR COLOR: "WORMHOLE #120" GRAY
5. DOUBLE HUNG WINDOWS WITH TRANSOM - "ANDERSEN - NARROWLINE - PERMASHIELD" WHITE
6. ENTRANCE/EXIT DOORS - "ANDERSEN - PERMASHIELD" WHITE
7. METAL GUTTER - PAINTED WHITE
8. METAL DOWNSPOUTS - PAINTED WHITE
9. METAL DOWNSPOUT BOOT - PAINTED WHITE
10. 4" WOOD TEXTURED VERTICAL TONGUE 'N' GROOVE SIDING TO MATCH "PITTSBURGH PAINTS FSC-15" GRAY
11. ASPHALT SHAKE SHINGLES - "CELOTEX - DIMENSIONAL SHADOWBAND" "SHADOW GRAY"
12. METAL LOUVER - PAINTED TO MATCH "PITTSBURGH PAINTS FSC-15" GRAY
13. 12" BY 12" BOXED WOODEN COLUMNS - PAINTED WHITE
14. PLASQUE TYPE WALL SIGN (18 SQ. FT.)



GROUND ILLUMINATED  
DOUBLE-FACED SIGN  
TOTAL AREA (25 S.F. PER SIDE) = 50 S.F.

Monument Sign

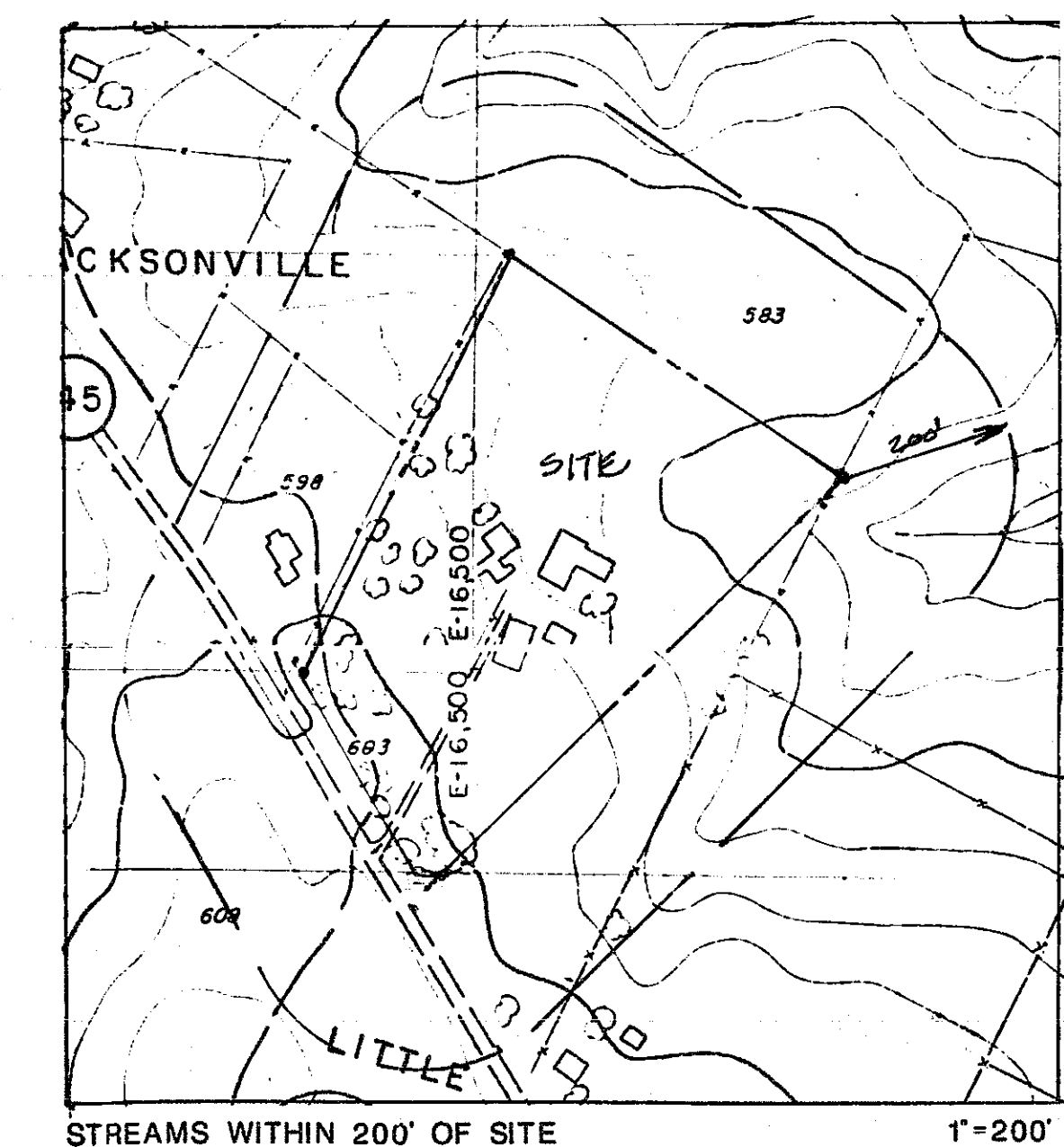
Scale: 3/4"=1'-0"



NOT ILLUMINATED  
SINGLE-FACED SIGN  
TOTAL AREA 32 S.F.  
6'-3" x 3'-1 3/4" = 18 S.F. ±

Building Wall Sign

Scale: 1/4"=1'-0"  
N.T.S.



STREAMS WITHIN 200' OF SITE

1"=200'



**STV GROUP, INC.**

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 410-944-9112

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
TOWSON, MARYLAND 21204  
(410) 494-8931

## REVISIONS

NO.	DATE	DESCRIPTION
1	10/17/94	PER COUNTY COMMENTS

## PLAN PREPARATION

DRAWN BY	DATE August 29, 1994
DESIGNED BY	SCALE AS NOTED
CHECKED BY	

## DEVELOPMENT PLAN

**BLOCKBUSTER VIDEO STORE**

Baltimore County, Maryland

DRAWING NO.

61-9171

SHEET NO.

3 of 3



# PLANTING CALCULATIONS

REQUIRED: 63  
 1 P.U./40 LF INTERIOR ROAD  
 1 P.U./12 PARKING SPACES  
 1 P.U./15 LF PARKING LOT ADJACENT  
 TO R/W OR STRUCTURE  
 1 P.U./15 LF ADJACENT RESIDENTIAL  
 1 P.U./15 LF OF DUMPSTER  
 1 P.U./15 LF S.W.M. POND

692/40 = 17 (13 MAJOR)  
 51/12 = 4 (3 MAJOR)  
 289/15 = 19 (14 MAJOR)  
 180/15 = 12 (9 MAJOR)  
 35/15 = 3 (2 MAJOR)  
 160/15 = 11 (9 MAJOR)

PROVIDED: 81  
 19 P.U.'S = 19 MAJOR DECIDUOUS TREES  
 3 P.U.'S = 6 MINOR DECIDUOUS TREES  
 21 P.U.'S = 42 EVERGREEN TREES  
 36 P.U.'S = 169 SHRUBS  
 2 P.U.'S = 1,150 SQ. FT. GROUND COVER

WPM27

BALTIMORE COUNTY, MARYLAND  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PUBLIC SERVICES

LANDSCAPE ARCHITECT'S AND OWNER'S  
 SIGNATURE AND CERTIFICATION FORM

"I certify that I have reviewed this Schematic Landscape Plan,  
 that I am aware of the landscape regulations presented in the  
 Baltimore County Landscape Manual, latest edition, and I agree to  
 comply with these regulations and all applicable policy, guideline,  
 and ordinances."

Signature of Applicant  
 T. Brien Haigley  
 Print Name

Date  
 9-6-94

Signature of Landscape Architect  
 Julie Higgins  
 Print Name

PARCEL 356, LOT 21  
 MARTIN & JOYCE BLAIR  
 9066 WALTHAM WOODS ROAD  
 BALTIMORE, MD 21234  
 9129/547 2100006250

PA 51 356, LOT 23  
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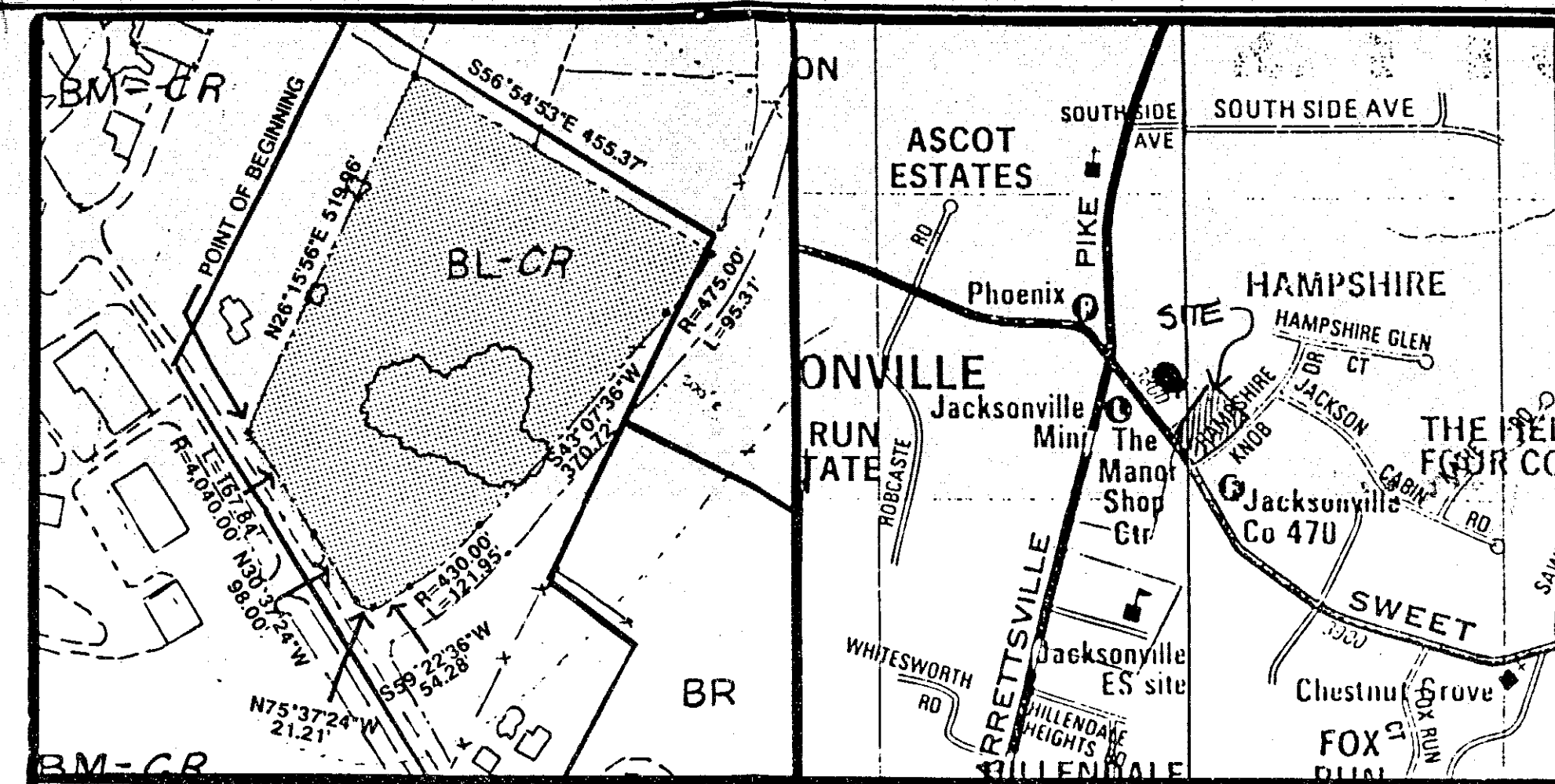
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 5087/489 1003049090

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 GRAHAM LTD PARTNERSHIP,  
 1513 CRANWELL ROAD  
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 7894/184 2100005764

PARCEL 121  
 KATHRYN SAMOS  
 5517 OCEANIC ROAD  
 HOLIDAY, FL 34690  
 6171/120 1019000180



## SCHEMATIC LANDSCAPE PLAN

BLOCKBUSTER VIDEO STORE  
 SWEET AIR ROAD @ HAMPSHIRE KNOB DRIVE  
 BALTIMORE COUNTY, MARYLAND

SHEET 2 OF 3

DATE: 8/29/94 SCALE: 1"=30'

JOB # 93-66



HIGGINS • LAZARUS  
 LANDSCAPE ARCHITECTURE  
 6128 Chingquian Parkway  
 410-228-1188 410-228-2688

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN

ENVIRONMENTAL RESOURCE MANAGEMENT

CONTRIBUTOR COMMENTS

222 ROSLEY AVENUE, SUITE B-7

TOWSON, MARYLAND 21204

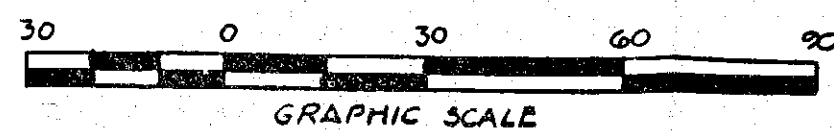
(410) 494-9931

CONTRACT AND TOPOGRAPHY BASED UPON SURVEY BY

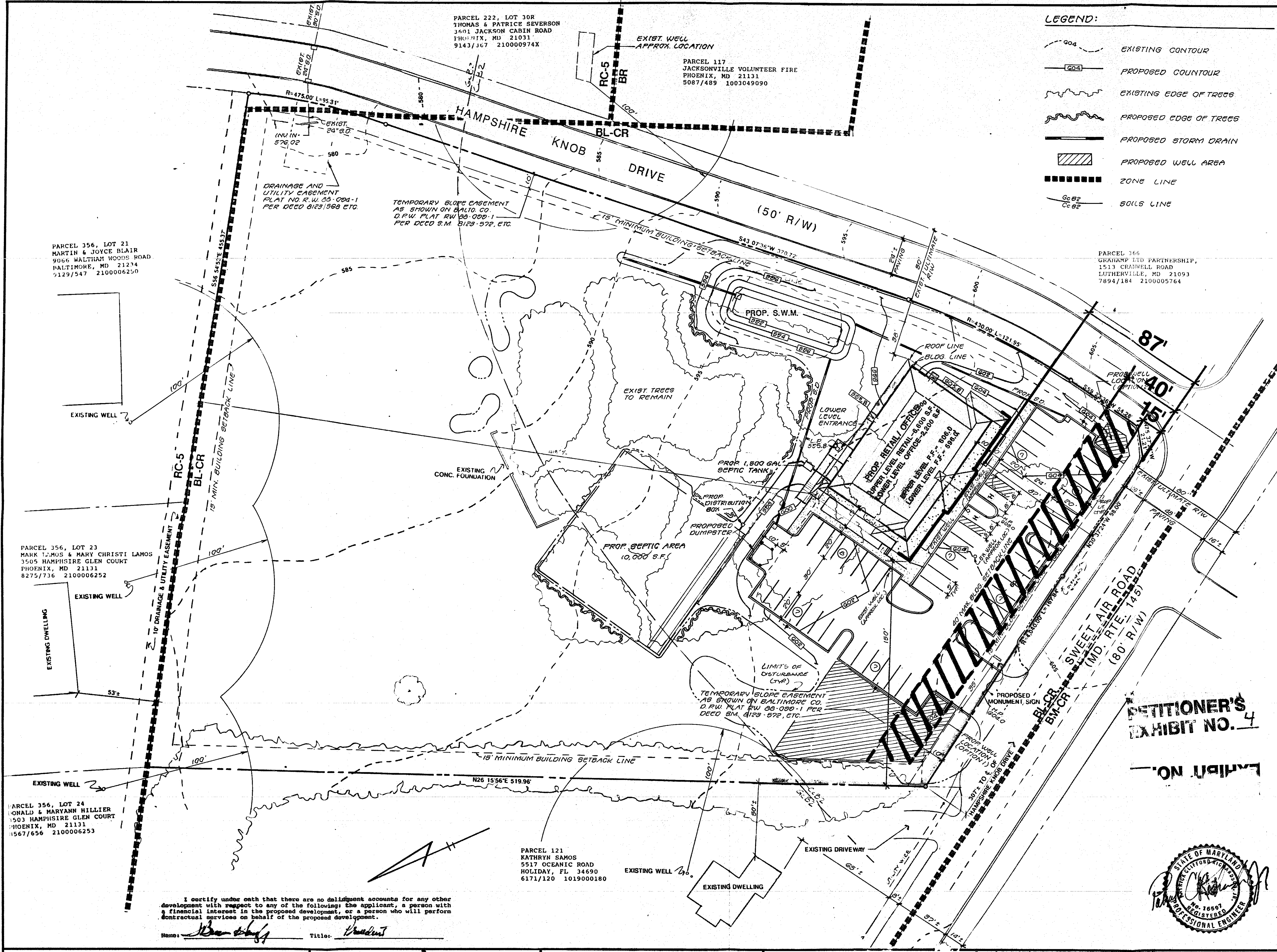
STYLONS ASSOCIATES 21 GOVERNORS COURT

DEVELOPER'S  
 EXHIBIT NO. 3

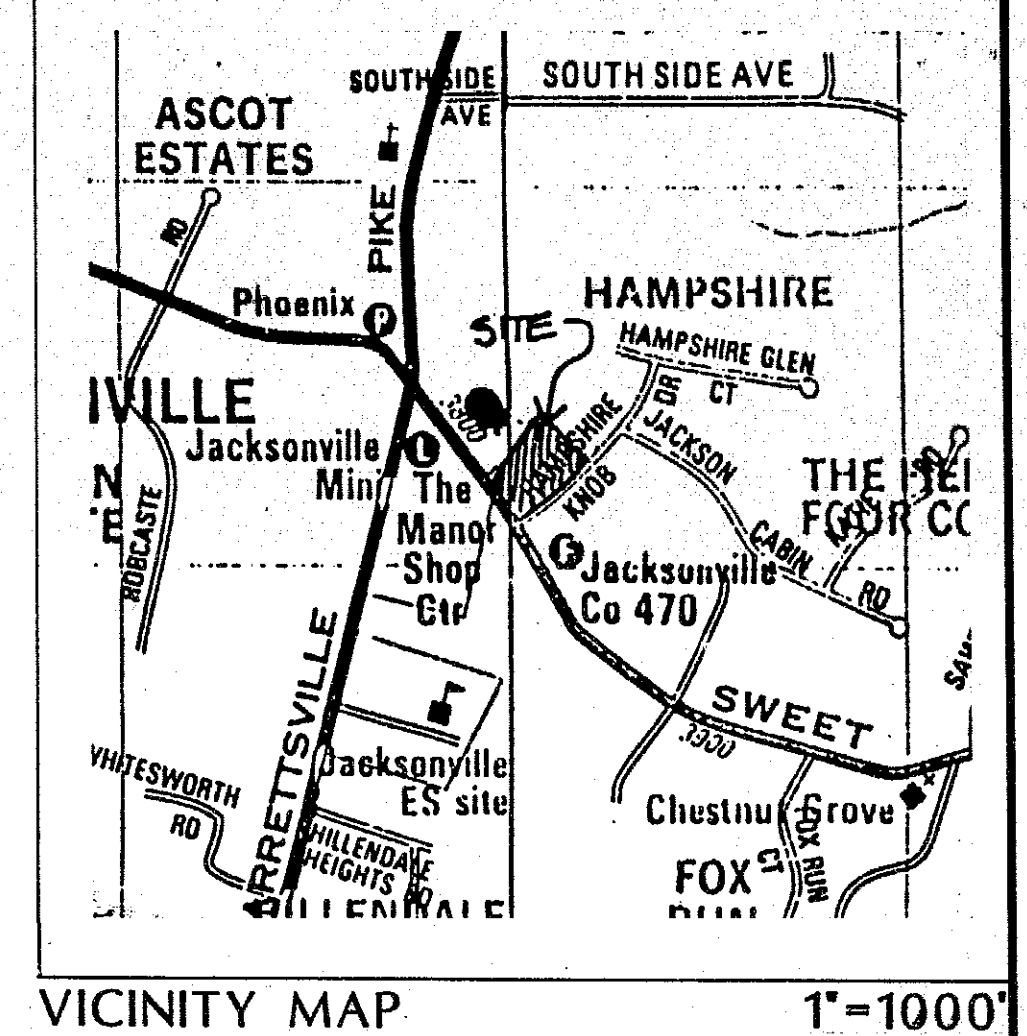
PETITIONER'S  
 EXHIBIT NO. 3







- LEGEND:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING EDGE OF TREES
  - PROPOSED EDGE OF TREES
  - PROPOSED STORM DRAIN
  - PROPOSED WELL AREA
  - ZONE LINE
  - SOILS LINE



- General Notes:**
- APPLICANT: BLOCKBUSTER VIDEO STORE  
5 DILLWOOD COURT  
COCKEYSVILLE, MD 21030  
CONTACT: BRIAN HADLEY
  - ELECTION DISTRICT: 6  
CONGRESSIONAL DISTRICT: 4102
  - WATERSHED 7, SUBWATERSHED 81  
WATER DESIGNATION W-7; SEWER DESIGNATION S-7
  - SITE DATA:
    - A. EXISTING USE: VACANT  
PROPOSED USE: RETAIL
    - B. CURRENT ZONING AND ACREAGE  
NET: 215.115 S.F. / 1.50 AC. (BL-CR ZONE)  
TOTAL: 215.655 S.F. / 1.52 AC. (BL-CR ZONE)  
GROSS: 241.000 S.F. / 1.54 AC. (BL-CR ZONE)  
TOTAL: 243.321 S.F. / 1.59 AC. (BL-CR ZONE)
    - C. PARKING  
REQUIRED: 8,000 SQ. FT. X 51,000 SQ. FT. = 44 SPACES  
PROVIDED: 51 SPACES  
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, SLOTTED AND PROPERLY DRAINED SURFACE MAINTAINED SO AS TO NOT CREATE ANY UNDESIRABLE CONDITIONS. ALL DRIVEWAYS AND PARKING AREAS WILL COMPLY WITH SECTION 409.4
    - D. FOREST CONSERVATION REQUIREMENTS  
THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS. NO SUBDIVISION IS PROPOSED AND THE LOT WAS CREATED PRIOR TO JANUARY 1, 1993. WE ARE IMPACTING LESS THAN 40,000 SQUARE FEET OF EXISTING FORESTED AREA.
  - ZONING REQUIREMENTS: BL-CR ZONE  
BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	MAX. 10'	88'
REAR	MAX. 10'	100'
CORNER SIDE	10'	418'
GROSS FLOOR AREA	MAX. 8,000 S.F.	8,000 S.F.
FLOOR AREA ON OR FLOOR	MAX. 8,000 S.F.	8,000 S.F.
BUILDING HEIGHT	MAX. 20'	20'
FLOOR AREA RATIO	MAX. 0.20	0.035

\* VARIANCE REQUIRED (SEE NOTE #9)

NOTE: THERE ARE NO CONVEYANT RESTRICTIONS FOR THE SITE.
  - UTILITIES:
    - SEWER - PRIVATE (NOT EXISTING)
    - WATER - PRIVATE (NOT EXISTING)
  - SOIL TYPES:
    - G02 - GLENUS LOAM, 3-4% SLOPES, MODERATELY ERODED
    - G02 - CHESTER SILT LOAM, 3-4% SLOPES, MODERATELY ERODED
  - THERE ARE NO KNOWN STREAMS, BODIES OF WATER, OR SPRINGS LOCATED ON THE SITE.
  - THE FOLLOWING VARIANCES WILL BE REQUESTED:
    - A) SECTION 259.3(C)(1)(A) TO PERMIT 32 SQ. FT. (8' X 4') OF SURFACE AREA FOR BUILDING-MOUNTED SIGN IN LIEU OF THE MAXIMUM ALLOWABLE 8 SQ. FT.
    - B) SECTION 259.3(C)(1)(A) TO PERMIT A FRONT YARD SETBACK OF 10 FEET IN LIEU OF THE MAXIMUM ALLOWABLE 40 FEET
    - C) SECTION 259.3(C)(1)(C) TO ALLOW A GROUND-MOUNTED SIGN TO BE ILLUMINATED.
    - D) SECTION 259.3(C)(3)(A) TO PERMIT LANDSCAPING BY LANDSCAPE ARCHITECT OF FRONT, SIDE, AND REAR SETBACKS IN AREAS PROVIDED ON PLAN IN LIEU OF ENTIRE REQUIRED FRONT, SIDE, AND REAR SETBACK AREAS.
  - SITE DOES NOT CONTAIN ANY WETLANDS OR AREAS WITH HAZARDOUS MATERIALS. THERE ARE NO KNOWN ARCHEOLOGICAL SITES OR ENDANGERED SPECIES HABITATS ON THE SITE.
  - SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY, OR SITES INCLUDED ON AN HISTORICAL INVENTORY OR LIST.
  - ESTIMATED AVERAGE DAILY TRIPS:

	RETAIL	OFFICE	TOTAL
6,000 S.F. @ 75/1000 S.F.	= 514.8		
2,000 S.F. @ 25/1000 S.F.		= 25.0	
			= 539.8
  - DEED REFERENCE: 784184  
TAX ACCOUNT NUMBER: 210000783  
TAX MAP NO. 36, GRID 24, PARCELS: 366
  - ZONING MAP NUMBER: NE 21-C AND NE 20-C
  - THE SITE WAS PREVIOUSLY ZONED BL. DURING THE 1992 COMPREHENSIVE ZONING PROCESS, THE SITE WAS REZONED TO BL-CR (SEE MAP 36).
  - THERE WILL BE NO OUTSIDE STORAGE PER 259.3(C) & 802R.
  - AT THIS TIME, THERE ARE NO FUTURE DEVELOPMENT PLANS FOR THE REMAINDER OF THE SITE.
  - PREVIOUS COMMERCIAL PERMIT: NONE  
PREVIOUS ZONING HEARINGS: NONE
  - SIGNS:
    - PROPOSED: 1 PRESTANDING GROUND MOUNTED SIGN  
DOUBLE SIDED @ 25 SQ. FT. SIDE = 50 SQ. FT.
    - 1 BUILDING MOUNTED SIGN @ 8' X 4' = 32 SQ. FT.
    - \* VARIANCE REQUIRED (SEE NOTE #9)
  - MASS TRANSIT ADJUSTMENT: N/A
  - SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN OR FLOOD AREA.
  - NOTE: NEARBY PART OF THIS SITE HAS BEEN UTILIZED TO SUPPORT ANY OFF-SITE SIGNAGE RESUBMITTING FOR REVIEW.
  - PROPERTY ADDRESS: NO 3490-3495 SWEET AIR ROAD OR NO 1430-1450 HAMPSHIRE KNOB DRIVE  
PHOENIX, MARYLAND 21131
  - THE APPLICANT SHALL MEET ENVIRONMENTAL HOLDING CAPACITY REQUIREMENTS REQUIRED BY THE DIRECTOR OF DOPM FOR WATER AND SEWER.
  - THERE IS NO SEPTIC SYSTEM LOCATED ON THE SITE.

**STV GROUP, INC.**  
Engineers Surveyors Planners  
21 Governor's Court Baltimore, Maryland 21207  
Telephone: 410-944-9112

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
TOWSON, MARYLAND 21204  
(410) 494-8931

**REVISIONS**

NO.	DATE	DESCRIPTION
1	9/19/94	ADD LOC. OF 2 ADDL. EXIST. WELLS

**PLAN PREPARATION**

DRAWN BY	DATE
	August 28, 1994

DESIGNED BY	SCALE
	"1"=50'-0"

CHECKED BY

**DEVELOPMENT PLAN**

**BLOCKBUSTER VIDEO STORE**  
Baltimore County, Maryland  
ZADM #X-318

**DRAWING NO.**  
61-9171  
**SHEET NO.**  
1 of 3



IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 259.3(C)(7), Subsections (A) and (C) to permit a building-mounted sign of 18 sq.ft. (6'3" x 3'1") in lieu of the maximum permitted 8 sq.ft. and to allow a ground-mounted sign to be illuminated; from Section 259.3(C)(2)(A) to permit a front yard setback of 87 feet in lieu of the required 40 feet; and from Section 259.3(C)(3)(A) to permit landscaping of the front, side and rear setback areas as depicted on the landscape plan submitted into evidence as Developer's Exhibit 2 and Petitioner's Exhibit 3 in lieu of the required entire front, side and rear setback areas, be and is hereby GRANTED, subject to the following restrictions:

1) All lighting associated with the operation of the Blockbuster Video Store and related signage shall be extinguished between the hours of 1:00 AM and 7:00 AM daily.

2) The Owner/Developer shall be required to install sidewalks along Sweet Air Road, only.

3) The landscape plan submitted into evidence as Developer's Exhibit 3 and Petitioner's Exhibit 2 has been approved as the official landscape plan for this site and all landscaping shall be in accordance with same.

4) The Developer shall not install any additional street lights along Hampshire Knob Drive.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Hearing Officer  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

November 14, 1994

(410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE  
Sweet Air Road and Hampshire Knob Drive  
(Blockbuster Video Store)  
10th Election District - 6th Councilmanic District  
Graham Ltd. Partnership Trustees - Owner,  
and Blockbuster Video Store - Developer  
Case Nos. X-318 & 95-97-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Brian Haigley, Greater Jacksonville Association, Inc.,  
P.O. Box 126, Phoenix, Md. 21131

Ms. Barbara Rusinko, 3614 Hampshire Glen Court, Phoenix, Md. 21131

Mr. Mitchell A. Daly, Jr., 13807 Ansari Lane, Baldwin, Md. 21013

Dave Flowers, Project Manager - ZADM; People's Counsel; Case File

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on Recycled Paper



**Petition for Variance**  
to the Zoning Commissioner of Baltimore County

for the property located at 3420-3438 Sweet Air Road

which is presently zoned BL-CR & R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and hereby petition for a variance from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: FROM SECTION 259.3(C)(7), SUBSECTIONS (A) AND (C) TO PERMIT A BUILDING MOUNTED SIGN IN LIEU OF THE MAXIMUM ALLOWABLE 8 SQ. FT.; FROM SECTION 259.3(C)(2)(A) TO PERMIT A FRONT YARD SETBACK OF 87 FEET IN LIEU OF THE MAXIMUM ALLOWABLE 40 FEET; AND FROM SECTION 259.3(C)(3)(A) TO PERMIT LANDSCAPING OF THE FRONT, SIDE AND REAR SETBACK AREAS AS SHOWN ON THE LANDSCAPE ARCHITECTURE OF FRONT, SIDE AND REAR SETBACK AREAS. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and me to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and me to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser(s):

Four Corners Entertainment/T. Brian Haigley  
Graham Limited Partnership

(Type or Print Name)

*Timothy M. Kotroco*

5 Dellwood Court

Cockeysville, MD 21030

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

*Timothy M. Kotroco*

Signature

Address

City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

*Timothy M. Kotroco*

*Paul K. Namschire*

(Type or Print Name)

Signature

2116 Albert Rill Road

Hampstead, MD 21074

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

William Monk, Inc.

222 Bosley Ave., Suite B-7 494-8931

Towson, MD 21204 Phone No.

ESTIMATED LENGTH OF HEARING

the following date: available for hearing

Next Two Months

ALL REVIEWED BY: *John* DATE: 9/1/94

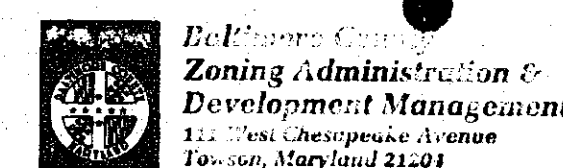
ORDER RECEIVED FOR FILING  
Date  
By

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *10th* Date of Posting: *9/23/94*  
Posted for: *Variance*  
Petitioner: *Graham Limited Partnership & Blockbuster*  
Location of property: *3420-3438 Sweet Air Rd. N/A*  
Location of Sign: *Facing roadway per property being zoned*  
Remarks: \_\_\_\_\_  
Posted by: *Timothy M. Kotroco* Date of return: *9/23/94*  
Number of Signs: *2*

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *10th* Date of Posting: *9/23/94*  
Posted for: *Hearing*  
Petitioner: *Blockbuster Video*  
Location of property: *3420-3438 Sweet Air Rd. N/A*  
Location of Sign: *Facing roadway per property being zoned*  
Remarks: \_\_\_\_\_  
Posted by: *Timothy M. Kotroco* Date of return: *9/23/94*  
Number of Signs: *1*



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-97-A

Account: R-001-6150

Number

# *88*

By *JLL*

Date: *9/6/94*

1 COMMERCIAL VARIANCE FILING CODE 020 = 250.00  
1 SIGN POSTING " " 080 = 35.00  
TOTAL = 285.00

LOC 3420-3438 SWEET AIR RD. PAID BY FOUR CORNERS ENTERTAINMENT.  
OWNER GRAHAM LTD PARTNERSHIP.  
Please Make Checks Payable To: Baltimore County

Cashier Validation



**STV Group**

engineers/architects/planners/scientists/construction managers

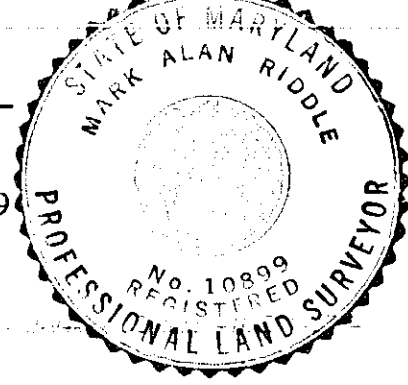
ZONING DESCRIPTION FOR  
BLOCKBUSTER VIDEO  
NORTHEAST CORNER OF SWEET AIR ROAD  
AND HAMPSHIRE KNOB DRIVE  
JACKSONVILLE, 10TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND.

BEGINNING at a point on the northeasterly side of Sweet Air Road, Maryland Route No. 145 (80 feet wide), distant North 30°37'24" West 40.00 feet from the centerline of Hampshire Knob Drive (50 feet wide), thence running along the northeasterly side of said Sweet Air Road the two following courses and distances,

1. North 30°37'24" West 98.00 feet to a point, thence by a curve to the left having,
2. A radius of 4,040.00 feet, an arc length of 167.84 feet, said curve being subtended by a chord bearing North 31°48'49" West 167.83 feet to a point, thence leaving Sweet Air Road and running,
3. North 26°15'56" East 519.96 feet to a point, thence,
4. South 56°54'53" East 455.37 feet to a point, to intersect the northwesterly side of the aforesaid Hampshire Knob Drive, thence along same, the five following courses and distances; by a curve to the right having,
5. A radius of 475.00 feet, an arc length of 95.31 feet, said curve being subtended by a chord bearing South 37°22'42" West 95.15 feet to a point, thence,
6. South 43°07'36" West 370.72 feet to a point, thence by a curve to the right having,
7. A radius of 430.00 feet, an arc length of 121.95 feet, said curve being subtended by a chord bearing South 51°15'06" West 121.55 feet to a point, thence,
8. South 59°22'36" West 54.28 feet to a point, thence,
9. North 75°37'24" West 21.21 feet to the point of beginning, as recorded in Deed Liber S.M. No. 7894, folio 184, et seq.

CONTAINING 218,653 square feet or 5.0196 acres of land, more or less. Also known as Nos. 3420-3438 Sweet Air Road, and/or, Nos. 14300-14350 Hampshire Knob Drive, and located in the 10th Election District.

*Mark A. Riddle*  
STV GROUP  
Mark A. Riddle  
MD Professional Land Surveyor No. 10899



August 26, 1994

21 Governor's Court, Baltimore, MD 21204

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931  
FAX 410-494-9903

WILLIAM MONK, INC.

95-97-A

LAND USE PLANNING • LANDSCAPE DESIGN

- VARIANCE A: SECTION 259.3(C)(7) (A) TO PERMIT 32 SQ. FT. (8' X 4') OF SURFACE AREA FOR BUILDING MOUNTED SIGN IN LIEU OF THE MAXIMUM ALLOWABLE 8 SQ. FT.: THE BUILDING IS SET BACK OVER 100 FEET FROM SWEET AIR ROAD. THIS DISTANCE COUPLED WITH THE BERM AND EXTENSIVE TREE PLANTING BETWEEN THE BUILDING AND STREET NECESSITATES A SLIGHTLY LARGER SIGN.
- VARIANCE B: SECTION 259.3(C)(2) (A) TO PERMIT A FRONT YARD SETBACK OF 87 FEET IN LIEU OF THE MAXIMUM ALLOWABLE 40 FEET: TOPOGRAPHICAL CONSTRAINTS (IN LOCATING THE PARKING BEHIND THE RETAIL STORE) AND THE NEED TO ORIENT THE BUILDING TOWARDS SWEET AIR ROAD WITH PARKING IN FRONT OF THE STORE, REQUIRES THAT THE BUILDING BE LOCATED FURTHER BACK ON THE SITE. IT WOULD PROVE TO BE IMPRACTICAL FOR THE CUSTOMERS TO PARK BEHIND THE BUILDING AND WALK AROUND THE BUILDING AND UP AN INCLINE TO ENTER THE STORE.
- VARIANCE C: SECTION 259.3(C)(7) (C) TO ALLOW A GROUND MOUNTED SIGN TO BE ILLUMINATED: DUE TO LIMITED STREET LIGHTING IN THE AREA AND THE SMALL BUSINESS IDENTIFICATION SIGN (25 SQ. FT.), THE SIGN NEEDS TO BE ILLUMINATED TO PROVIDE ADEQUATE VISUAL ORIENTATION FOR MOTORISTS TRAVELING ALONG SWEET AIR ROAD.
- VARIANCE D: SECTION 259.3(C)(3) (A) TO PERMIT LANDSCAPING BY LANDSCAPE ARCHITECT OF FRONT, SIDE AND REAR SETBACKS IN AREAS PROVIDED ON PLAN IN LIEU OF ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACK AREAS: IT WOULD PROVE TO BE BOTH AN ECONOMIC HARDSHIP AND AN UNNECESSARY BURDEN TO LANDSCAPE ALL OF THE SETBACK AREAS. THE CONCEPTUAL LANDSCAPE PLAN PROVIDES SIGNIFICANT LANDSCAPING AND SCREENING FROM THE ADJACENT RESIDENTIAL PROPERTIES WHICH IN COMBINATION WITH THE EXISTING ON-SITE TREES AND PERIMETER TREES, ADEQUATELY MEETS THE SPIRIT AND INTENT OF THE LEGISLATION.

WPM27

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: *88*  
Petitioner: *GRAHAM LTD PARTNERSHIP*  
Location: *SWEET AIR ROAD @ HAMPSHIRE KNOB DRIVE*  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: *WILLIAM MONK INC*  
ADDRESS: *222 BOSLEY AVE*  
*TOWSON, MD 21204*  
PHONE NUMBER: *494-8931*

Ad: ggs

(Revised 04/09/93)



Item Number: 88  
Planner: JLL  
Date Filed: 7/23/94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only 1 submitted)
- 200 scale zoning map with property outlined
- Election District
- Councilmanic district
- DCZR section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)  
11/17/93

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

7/23/94

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Name: BLOCKBUSTER Video Store  
Project Number: X-318  
Location: 3420 - 3438 Sweet Air Road  
Sweet Air Road and Hampshire Knob Drive  
Applicant(s): Blockbuster Video/Brian Haigley  
Acres: 5.59+/-

Proposal: 8,000 square foot video store

AND

CASE NUMBER: 95-97-A (Item 88)

3420-3438 Sweet Air Road  
W/S Sweet Air Road, W/S Hampshire Knob Drive  
10th Election District - 6th Councilmanic  
Legal Owner(s): Grahamp Limited Partnership  
Contract Purchaser(s): Four Corners Entertainment

Variance to permit 32 square feet surface area for building mounted sign in lieu of the maximum allowable 8 square feet; to permit a front yard setback of 87 feet in lieu of the maximum allowable 40 feet; to allow a ground mounted sign to be illuminated; to permit landscaping by landscape architect of front, side, and rear setbacks in areas provided on plan in lieu of the entire required front, side, and rear setback areas.

HEARING: TUESDAY, OCTOBER 25, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 26, 1994

NOTICE OF REASSIGNMENT

DEVELOPMENT PLAN HEARING

Project Name: BLOCKBUSTER Video Store  
Project Number: X-318  
Location: 3420 - 3438 Sweet Air Road  
Sweet Air Road and Hampshire Knob Drive  
Applicant(s): Blockbuster Video/Brian Haigley  
Acres: 5.59+/-

Proposal: 8,000 square foot video store

AND

CASE NUMBER: 95-97-A (Item 88)

3420-3438 Sweet Air Road  
W/S Sweet Air Road, W/S Hampshire Knob Drive  
10th Election District - 6th Councilmanic  
Legal Owner(s): Grahamp Limited Partnership  
Contract Purchaser(s): Four Corners Entertainment

Variance to permit 32 square feet surface area for building mounted sign in lieu of the maximum allowable 8 square feet; to permit a front yard setback of 87 feet in lieu of the maximum allowable 40 feet; to allow a ground mounted sign to be illuminated; to permit landscaping by landscape architect of front, side, and rear setbacks in areas provided on plan in lieu of the entire required front, side, and rear setback areas.

HEARING: FRIDAY, OCTOBER 28, 1994 at 9:00 a.m. in Room 106, County Office Building, 400 Washington Avenue, Towson, MD 21204.

ARNOLD JABLON  
DIRECTOR

cc: William Monk, Inc.

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEP. 28 1994

RE: Item No. 88, Case No. 95-97-A  
Petitioner: Grahamp Ltd. Partnership

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.  
M. Carl Richards, Jr.  
Zoning Supervisor

CR:jaw

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on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: SEP 26, 1994

RECEIVED  
SEP 26 1994

ZADM

ADMIN. SERVICES  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
PMT, STOP-F100

RE: Property Owner SEE BELOW

LOCATION: SEE BELOW

Item No. 1 SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 88, 90, 94, 95, 97, 99 AND 99.

SEP 28 1994

REVIEWER: LT. ROBERT P. BOWERBAUD  
Fire Marshal Office, PHONE 887-4681, WS-1106F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Admin. & Development  
Management Office

DATE: September 16, 1994

FROM: Pat Keller, Director  
Office of Planning & Zoning

SUBJECT: Item Nos. 88 and 92 for PK

Please be advised that comments regarding the subject petitions will be submitted as part of the Development Plan Review Process.

PK:JL:lv  
MEMOD.EVR/PZONE/TXTLLE

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson

DATE: 9/23/94

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: Sept. 17

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 90

95

96

97

98

99

88

LS:sp

LETTY2/DEPRM/TXTSBP

SEP. 28 1994

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: September 26, 1994

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for September 26, 1994  
Item No. 88

The Developers Engineering Section has reviewed the subject zoning item. We support the variance request for the landscape buffering of the rear of the property due to the effective buffering of the existing vegetation.

The frontage along Sweet Air Road and Hampshire Knob Drive to the middle of the site is subject to all previously given landscape review comments.

RWB:sw

SEP. 28 1994



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

October 4, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #88 - Blockbuster Video  
Sweet Air Rd. & Hampshire Knob Dr.  
Zoning Advisory Committee Meeting of September 19, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Development Plan Conference Comments for October 12, 1994 apply to this site.

JLP:LS:sp

BLOCKB/DEPRM/TXTSBP



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

October 7, 1994

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 145  
Blockbuster Video  
Grahamp Limited  
Partnership  
Variance request  
Item #488 (JLL)

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and offer the following:

In our previous review of the concept plan for the referenced development, we indicated that the proposed entrance location on MD 145 was not acceptable to the State Highway Administration, (SHA) due to inadequate sight distance to the west of the property caused by an existing off-site slope condition on the adjoining property. In addition, in keeping with normal SHA policy of limiting access onto State roadways whenever possible, we requested the county require that all access to this property be from Hampshire Knob Drive.

Our position was supported at both the concept plan conference and community input meeting by Baltimore County's Office of Planning. Recent conversations with the County's Office of Planning reveals that their position remains the same concerning the entrance location for this development.

In addition, we have had an opportunity to review a traffic input analysis submitted by the developer's engineer, and it has been determined that access to this property should be from Hampshire Knob Drive. If this entrance location is not supported by Baltimore County through the development review process, the entrance should be relocated to the east of the location indicated on the plan opposite the existing shopping center on the south side of MD 145. This location would significantly improve sight distance to the west of the entrance and increase left turn storage capacity for eastbound traffic entering the sight. Although the developer indicates that the existing off-site knoll located to the west of the property would be removed, this may create a maintenance problem for the SHA in the future.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Julie Winiarski  
Page Two  
October 7, 1994

Therefore, we can not recommend approval of the variance request since the entrance location indicated on the plan is not consistent with our previous comments that access to this site be via Hampshire Knob Drive.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this plan.

Very truly yours,

David Ramsey  
David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Darrell Wiles

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

October 12, 1994

Four Corners Entertainment  
5 Dellwood Court  
Cockeysville, Maryland 21030

Item 88, Case 95-97A  
Petitioner: Grahamp  
Limited Partnership

Dear Petitioners:

Enclosed are copies of comments received from SHA on October 07, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson  
Joyce Watson

Enclosure

Printed with Soybean Ink  
on Recycled Paper

RE: PETITION FOR VARIANCE  
3420-3438 Sweet Air Road, N/S Sweet  
Air Road, W/S Hampshire Knob Drive  
10th Election Dist., 6th Councilmanic  
Grahamp Limited Partnership  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-97-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite B-7, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

October 17, 1994

Mr. Carl Richards  
Zoning Administration and Development Management  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Blockbuster Video

Dear Carl:

We are in receipt of your office's comments regarding our proposed development. After numerous meetings with your staff regarding the site plan and any variance implications, we will be proceeding to the hearing with the Zoning Commissioner on Friday, October 28, 1994 and will be seeking the four variances as so noted. As a point of clarification the building mounted sign will be reduced in size from four feet by eight feet to three feet one and three quarter inches by six feet three inches and this sign will not be lit. The monument sign located at the driveway entrance on Sweet Air Road will be ground lit.

Also attached is a rough calculations sheet delineating impervious and pervious areas within the parking lot in response to comment number two. The calculations indicate that 11% of the parking lot is pervious surface, in excess of the 7% requirement.

If you have any questions please do not hesitate to give me a contact me.

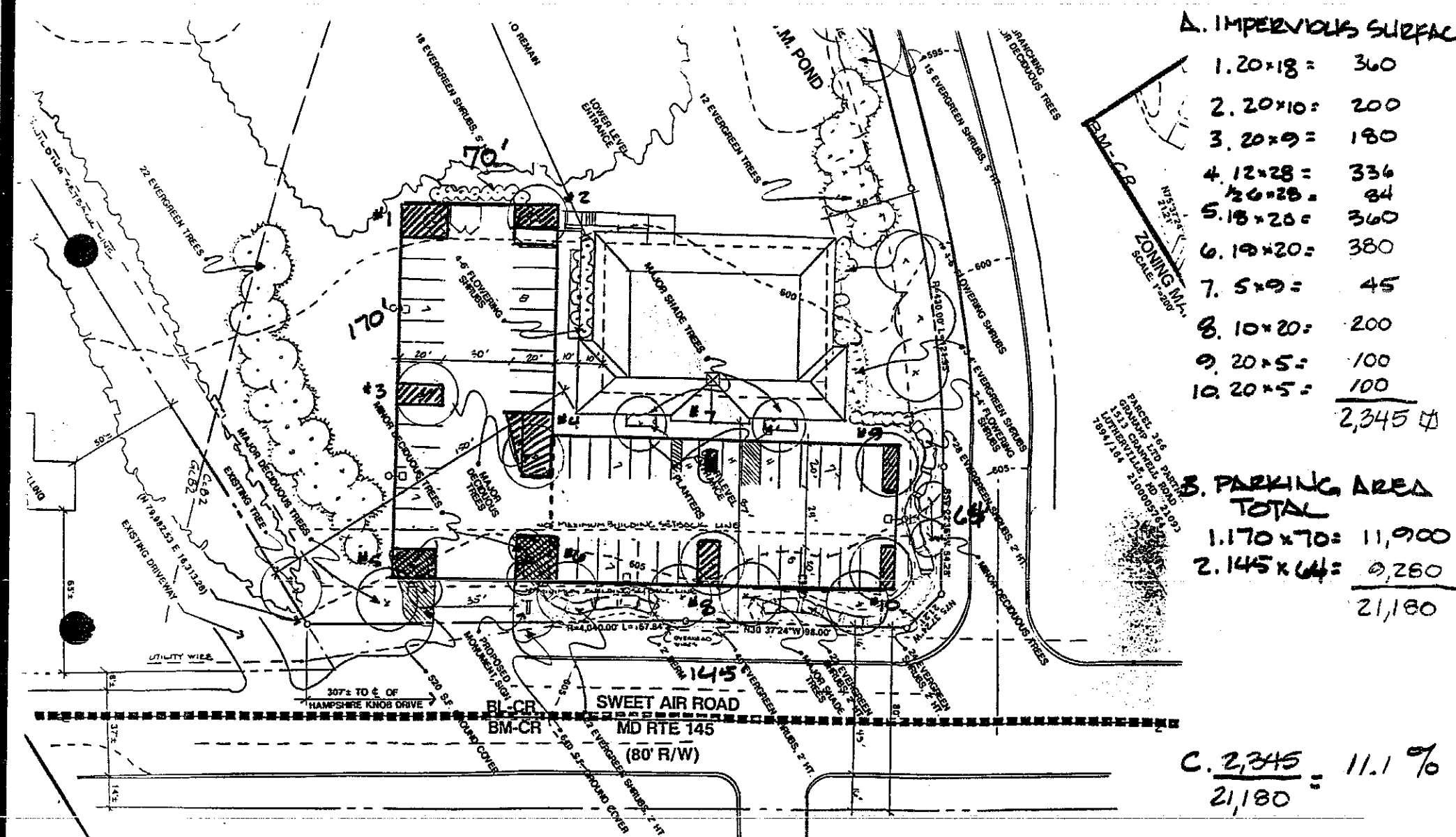
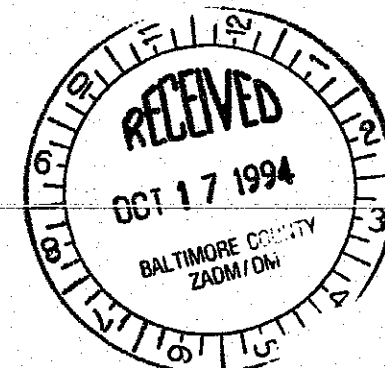
Cordially,

William P. Monk

William P. Monk

wpm29

cc: Brian Haggley  
Tony Cortell



#88  
GWEN  
This is Full Process.



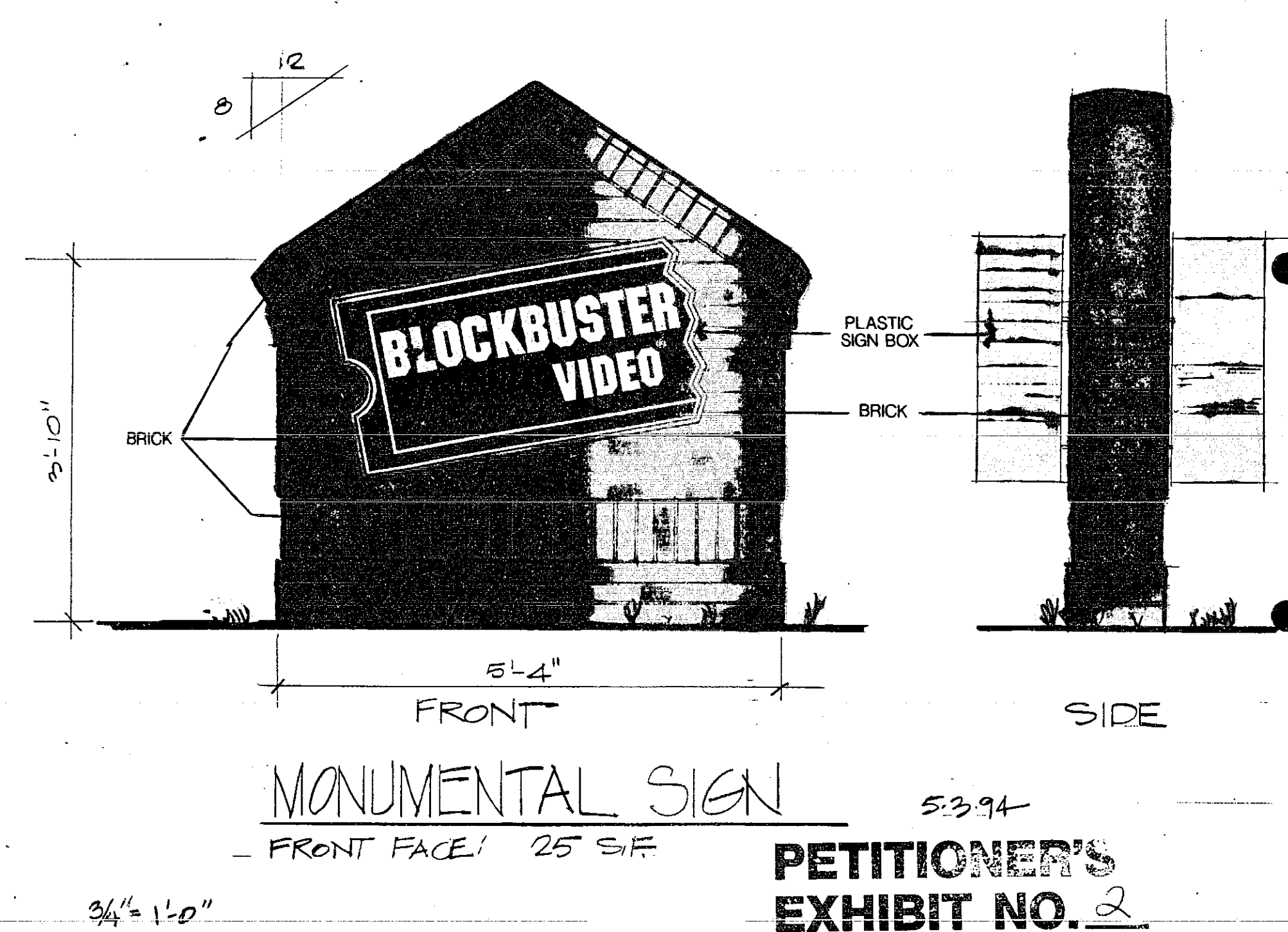
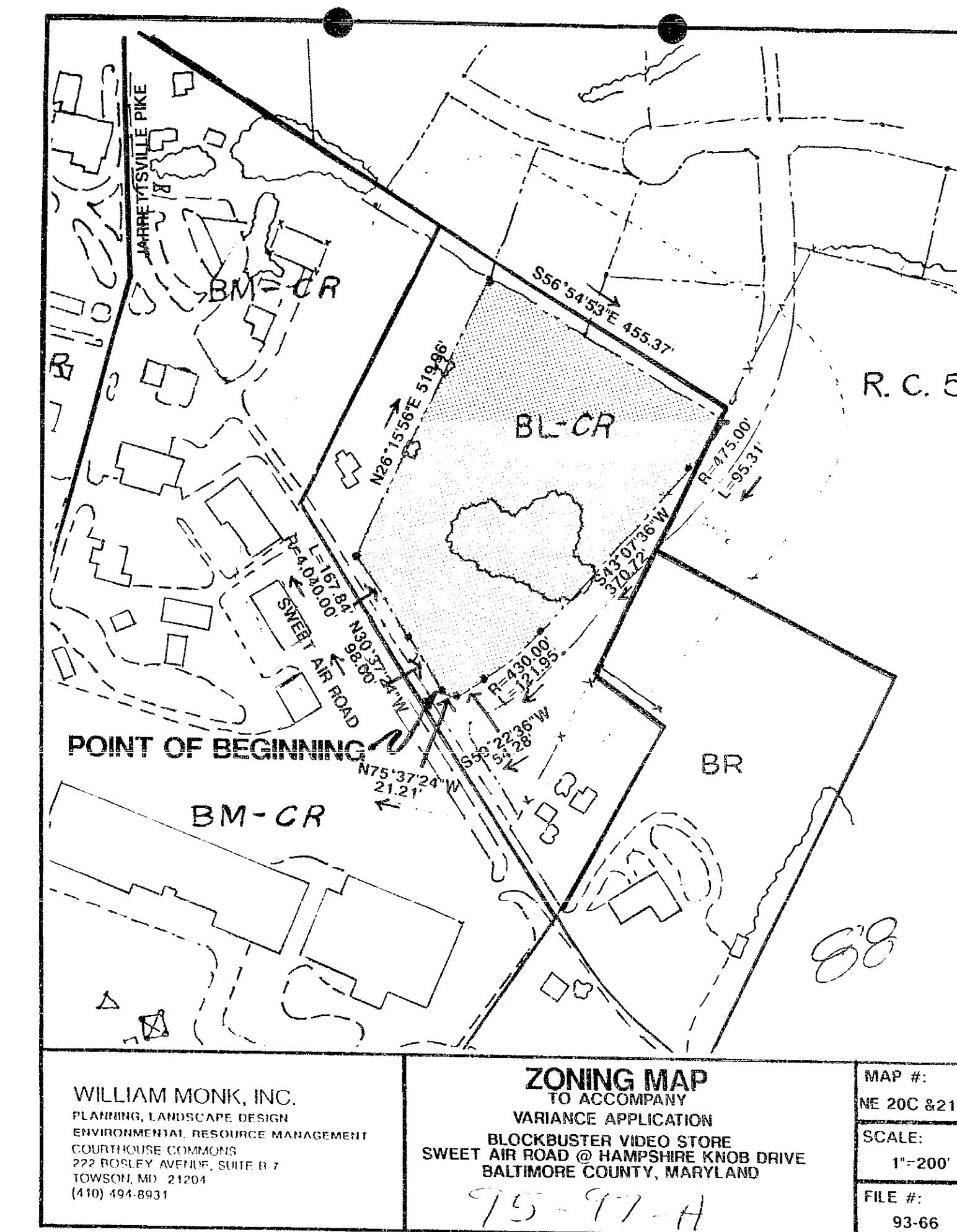
BLOCK BUSTER  
10-25-91

[illegible]

NAME	ADDRESS
BIL FRANK	240 ALLEGHENY AVE
DRIEN HAIGLEY	222 BUSBY AVE
KERRY HAIGLEY	54 DELWOOD CT
JAMARION MCGOWAN	1835 DEVERAUX RD.
	207 E. REDWOOD ST. 21207

PLEASE PRINT CLEARLY

Interested Persons  
PROTESTANT(S) SIGN-IN SHEET

[illegible]



PARCEL 356, LOT 21  
MARTIN & JOYCE BLAIR  
9066 WALTHAM WOODS ROAD  
BALTIMORE, MD 21234  
9129/547 2100006250

PARCEL 356, LOT 23  
MARK LAMOS & MARY CHRISTI LAMOS  
3505 HAMPSHIRE GLEN COURT  
PHOENIX, MD 21131  
8275/736 2100006252

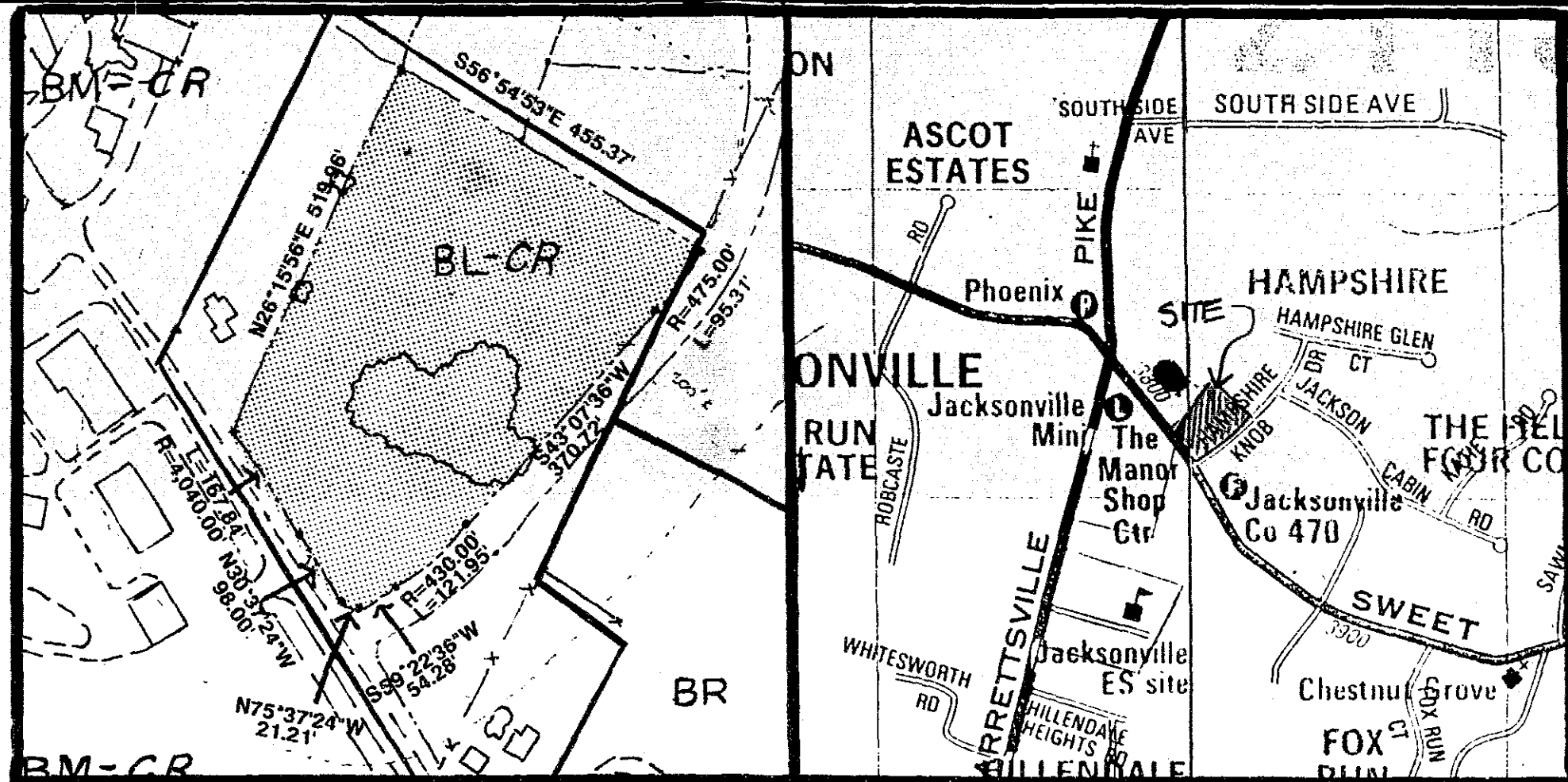
PARCEL 356, LOT 24  
DONALD & MARYANN HILLIER  
3503 HAMPSHIRE GLEN COURT  
PHOENIX, MD 21131  
8567/656 2100006253

PARCEL 222, LOT 30R  
THOMAS & PATRICE SEVERSON  
3601 JACKSON CABIN ROAD  
PHOENIX, MD 21031  
9143/367 210000974X

PARCEL 117  
JACKSONVILLE VOLUNTEER FIRE  
PHOENIX, MD 21131  
5087/489 1003049090

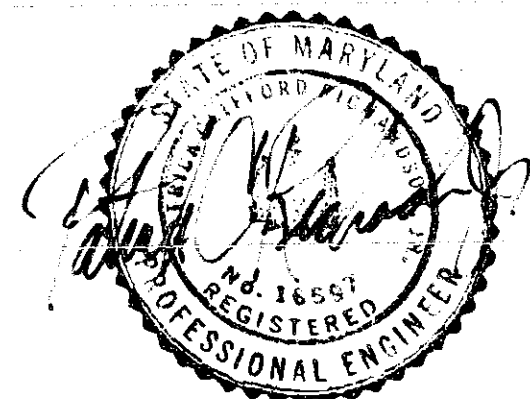
PARCEL 366  
GRAHAM LTD PARTNERSHIP,  
1513 CRANWELL ROAD  
LUTHERVILLE, MD 21093  
7894/184 2100005764

PARCEL 121  
KATHRYN SAHOS  
5517 OCEANIC ROAD  
HOLIDAY, FL 34690  
6171/120 1019000180



ZONING MAP  
SCALE: 1"=200'

VICINITY MAP  
SCALE: 1"=1,000'



### VARIANCE 9A

### VARIANCE 9B

### VARIANCE 9C

### VARIANCE 9D

SEE NOTES AND SCHEMATIC  
LANDSCAPE PLAN

- NOTES:
- EXISTING - BL-CR AND RC-5  
PROPOSED - BL-CR AND RC-5
  - LOT AREA:  
NET - 218,453 SQ. FT. (5.02 A)  
GROSS - 243,321 SQ. FT. (5.59 A)
  - EXISTING USE: VACANT  
PROPOSED USE: RETAIL
  - BUILDING SETBACKS:  
FRONT - 15' REQUIRED 15' PROVIDED  
INTERIOR SIDE - 15' REQUIRED 15' PROVIDED  
REAR - 15' REQUIRED 15' PROVIDED  
CORNER SIDE - 15' REQUIRED 15' PROVIDED  
\* VARIANCE REQUIRED (SEE NOTE # 9)
  - BUILDING AREA: 8,800 SQ. FT.
  - PARKING:  
REQUIRED - 6,800 SQ. FT. X 5/1,000 SQ. FT. = 44 SPACES  
PROVIDED - 51 SPACES
  - UTILITIES:  
SEWER - PRIVATE (NOT EXISTING)  
WATER - PRIVATE (NOT EXISTING)
  - VARIANCE: A) SECTION 259.3(C)(7)(A) TO PERMIT 32 SQ. FT. (8' X 4') OF SURFACE AREA FOR BUILDING MOUNTED SIGN IN LIEU OF THE PERMIT ALLOCABLE 8 SQ. FT.; B) SECTION 259.3(C)(2)(A) TO PERMIT A FRONT YARD SETBACK OF 87 FEET IN LIEU OF THE MAXIMUM ALLOWABLE 40 FEET; C) SECTION 259.3(C)(7)(C) TO ALLOW A GROUND MOUNTED SIGN TO BE ILLUMINATED; D) SECTION 259.3(C)(3)(A) TO PERMIT LANDSCAPING BY LANDSCAPE ARCHITECT OF FRONT, SIDE AND REAR SETBACKS IN AREAS PROVIDED ON PLAN IN LIEU OF ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACK AREAS.
  - SPECIAL EXCEPTION: NONE
  - ELECTION DISTRICT: 10
  - COUNCILMANIC DISTRICT: 6
  - CENSUS TRACT: 4103
  - DEED REFERENCE: 7894/184
  - PROPERTY ACCOUNT NO.: 2100005763
  - TAX MAP: 35, GRID: 24, PARCEL: 365
  - FLOOR AREA RATIO:  
MAXIMUM PERMITTED - .20  
PROPOSED - .036
  - HEIGHT OF BUILDING: 30'
  - TRANSIT ADJUSTMENT: N/A
  - STGNS:  
PROPOSED - 1 PRESTANDING GROUND MOUNTED SIGN  
DOUBLE SIDED 8' X 28' SQ. FT./SIDE  
1 BUILDING MOUNTED SIGN 8' X 4' = 32 SQ. FT.
  - \* VARIANCE REQUIRED (SEE NOTE # 9)
  - PREVIOUS COMMERCIAL PERMIT: NONE
  - ZONING HEARINGS: NONE
  - OWNERSHIP:  
GRAHAM LTD PARTNERSHIP TRUSTEES  
4551 FORBES BOULEVARD  
LANHAM, MD 20706

## PLAN TO ACCOMPANY VARIANCE APPLICATION

BLOCKBUSTER VIDEO STORE  
T. BRIEN HAIGLEY  
5 BELWOOD COURT  
COCKEYSVILLE, MD 21030  
410/252-7902

WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT


COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
TOWSON, MARYLAND 21204  
(410) 494-9931

FOUNDATIONS AND TOPOGRAPHY BASED UPON SURVEY BY  
STYLAKIS ASSOCIATES 21 GOVERNORS COURT  
BALTIMORE, MD 21207 DATED 2/13/99

STV GROUP  
ENGINEERS • ARCHITECTS • PLANNERS

DATE: \_\_\_\_\_  
JOB NO: 93-66  
SCALE: 1"=30'



	<b>STV GROUP, INC.</b> Engineers    Surveyors    Planners 21 Governor's Court Baltimore, Maryland 21207 Telephone : 410 -944-9112	<b>WILLIAM MONK, INC</b> PLANNING • LANDSCAPE DESIGN ENVIRONMENTAL RESOURCE MANAGEMENT COURTHOUSE COMMONS 222 BOSLEY AVENUE, SUITE B-7 TOWSON, MARYLAND 21204 (410) 494-8931	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/15/94</td> <td>ADD LOC. OF 3 EXIST. WELLS</td> </tr> <tr> <td>2</td> <td>10/11/94</td> <td>PBL COUNTY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION	1	8/15/94	ADD LOC. OF 3 EXIST. WELLS	2	10/11/94	PBL COUNTY COMMENTS													<table border="1"> <thead> <tr> <th colspan="2">PLAN PREPARATION</th> </tr> </thead> <tbody> <tr> <td>DRAWN BY</td> <td>DATE August 29, 1994</td> </tr> <tr> <td>DESIGNED BY</td> <td>SCALE "1"=30'-0"</td> </tr> <tr> <td>CHECKED BY</td> <td> </td> </tr> </tbody> </table>	PLAN PREPARATION		DRAWN BY	DATE August 29, 1994	DESIGNED BY	SCALE "1"=30'-0"	CHECKED BY		DEVELOPMENT PLAN <b>BLOCKBUSTER VIDEO STORE</b> Baltimore County, Maryland ZADM #Y 218	DRAWING NO. 61-9171 SHEET NO. 1 of 3
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